

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project involves the development of a convenience store and gas station and would not include the development or expansion of recreational facilities. As discussed in Section 35, *Housing*, the proposed project would not result in a direct or indirect increase in population. Therefore, the project would not increase the use of existing neighborhood or regional parks. The proposed project would have no impact related to parks and recreation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, On-site Inspection

Findings of Fact: The proposed project would replace an existing restaurant/bar and surface parking lot with a convenience store and gas station. The project site is located in a suburban area that is mostly developed with commercial and residential uses. No recreational trails are present on or in the immediate vicinity of the project site. As discussed in Section 35, *Housing* the proposed project would not result in a direct or indirect increase in population. Therefore, the proposed project would have no impact on recreational trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version 2016.3.2.
 Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>
 Riverside County Transportation Commission (RCTC). 2011. 2011 Riverside County Congestion Management Program. December 14, 2011. http://www.rctcdev.info/uploads/media_items/congestionmanagementprogram.original.pdf
 Trames Solutions, Inc. 2018. 7-11 Valle Vista Traffic Impact Analysis. September 17, 2018.

Findings of Fact: Trames Solutions, Inc. prepared the Traffic Impact Analysis (TIA) for the proposed project. According to the TIA, trip generation estimates for both project sites were based upon trip generation rates from the Institute of Transportation Engineers (ITE), 10th Edition Trip Generation Manual (2017). Project trips were calculated using trip generation rates for super convenience market and gas station. As shown in Table 12, the proposed project would generate approximately 1,023 average daily trips (ADT), including 124 trips during the morning peak hour and 94 trips during the afternoon peak hour (Trames Solutions, Inc. 2018).

Table 12 Estimated Project Trip Generation

Land Use	Quantity	Units	ITE Code	Morning Peak Hour			Afternoon Peak Hour			Daily
				In	Out	Total	In	Out	Total	
Trip Generation Rates										
Super Convenience Market/Gas Station		VFP	960	14.04	14.04	28.08	11.48	11.48	22.96	9.44
Total Trips Generated										
	12	VFP		62	62	124	47	47	94	1,023

Source: Trames Solutions, Inc. 2018
 VFP = Vehicle Fueling Positions

Impacts were evaluated utilizing the Intersection Capacity Utilization (ICU) methodology for signalized intersections and the Highway Capacity Manual (HCM) for unsignalized intersections. The ICU methodology compares the volume of traffic using the intersection to the capacity of the intersection. The volume to capacity ratio is then correlated to a performance measure known as Level of Service

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(LOS) ranging from LOS A (free-flow conditions) to LOS F (extreme congestion and system failure). Level of Service (LOS) designations are defined in Table 13. Similarly, the HCM methodology compares the volume of traffic using the intersection to the capacity of the intersection to calculate the delay associated with the traffic control at the intersection. The intersection delay is then correlated to an LOS performance measure.

Table 13 Level of Service (LOS) Definitions

LOS	Description
A	Free-flow conditions; minor disruptions to flow are easily absorbed without a change in travel speed.
B	Free flow conditions, although the presence of other vehicles becomes noticeable; less freedom to maneuver.
C	Ability to maneuver within the traffic stream is clearly affected by other vehicles; minor disruptions can cause serious local deterioration in service.
D	Ability to maneuver is restricted due to traffic congestion; travel speed is reduced by the increasing volume.
E	Operations at or near capacity; vehicles are operating with the minimum spacing for maintaining uniform flow.
F	Forced or breakdown; vehicles experience brief periods of movement followed by stoppages.

Source: Trames Solutions, Inc. 2018

The following six study intersections were evaluated in the TIA. Of these, two study intersections consist of the proposed driveway intersections along SR 74 and New Chicago Avenue that would provide site access.

- Soboba Street/Florida Avenue
- Lake Street/Florida Avenue
- New Chicago Avenue/SR 74
- Ramona Expressway/SR 74
- North Project Driveway/SR 74
- New Chicago Avenue/East Project Driveway

The following scenarios were evaluated for each of the six intersections:

- Existing Conditions
- Existing plus Project Conditions

Policy C2.1 sets a minimum target of LOS D for development proposals within the San Jacinto Valley Area Plan. Therefore, impacts to the circulation system would be significant if project-related traffic caused the LOS at the six study intersections to exceed LOS D. SR 74 is part of the Riverside County Transportation Commission's (RCTC) Congestion Management Program (CMP) (RCTC 2011). According to the 2011 CMP, the minimum threshold for highways that are part of the CMP is LOS E; therefore, the project would conflict with the CMP if project-related traffic caused the LOS at the five study intersections that include SR 74 to exceed LOS E. The calculated LOS for the study intersections are shown in Table 14 for existing and existing plus project intersection conditions.

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Table 14 Existing and Existing Plus Project Intersection Conditions

Intersection	Existing LOS		Existing Plus Project	
	AM	AM	AM	PM
Soboba Street/SR 74	B	B	B	B
Lake Street/SR 74	C	B	C	B
New Chicago Avenue/SR 74	B	B	B	B
Ramona Expressway/SR 74	A	B	B	B
North Project Driveway/SR 74	A	B	B	B
New Chicago Avenue/East Project Driveway	A	B	B	B

Source: Trames Solutions, Inc. 2018

As shown in Table 14, all study intersections currently operate at LOS B or better during the peak hours under existing conditions, with the exception of Lake Street/SR 74, which currently operates at LOS C during the morning and afternoon peak hours. As shown in Table 14, all study intersections would operate at LOS B during the peak hours under existing plus project traffic conditions, with the exception of Lake Street/SR 74, which would continue operating at LOS C during the morning and afternoon peak hours. Project-related traffic would degrade existing LOS during the AM peak hour at the Ramona Expressway/SR 74, North Project Driveway/SR 74, and New Chicago Avenue/East Project Driveway intersections from LOS A to LOS B. The proposed project would not cause any intersection to degrade to LOS D or worse. Therefore, the project would not exceed the thresholds established by the County's General Plan and the RCTC CMP, and impacts to the circulation system and the CMP would be less than significant.

The proposed convenience store and gas station would be one-story in height and would replace an existing one-story structure. Therefore, the proposed project would not affect air traffic patterns.

Due to the nature of development, the proposed project would attract local and regional patrons that would access the site via vehicles, public transit, cycling, or walking. In addition, the proposed project would redevelop an existing commercial site. Therefore, the proposed project would have no impact to waterborne, rail, or air traffic.

The proposed project would include two access driveways, one on the northern edge and one on the eastern edge of the project site. Vehicles turning out of these driveways may cause significant traffic hazards if appropriate traffic controls and sign distances are not provided. Implementation of Mitigation Measure T-1 would require stop sign controls, signaling and striping, and the inclusion of minimum sight distances. Therefore, impacts due to design features or incompatible uses would be less than significant with incorporated mitigation.

The proposed project would be served by existing roads (i.e., SR 74 and New Chicago Avenue) and would not cause a substantial effect upon or a need for new or altered maintenance of roads. Impacts would be less than significant.

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Project construction would occur over approximately eight months. According to CalEEMod, construction activities would require up to 13 worker trips per day, one vendor trip per day to deliver building materials and equipment, and up to 8 haul truck trips per day during the demolition phase (see Appendix A for CalEEMod results). These trips would only occur during construction and would add a negligible amount of traffic to area roadways. Construction equipment staging would occur entirely on the project site and would not obstruct SR 74 or New Chicago Avenue. Therefore, the proposed project would have a less than significant impact on circulation during project construction.

The proposed project would redevelop a site that currently contains a restaurant/bar and bar and would provide access that complies with County requirements. Therefore, the proposed project would not include any features that would result in inadequate emergency access or access to nearby uses. No impact would occur.

The proposed project would be located along SR 74 and would be within 145 feet of the Florida & New Chicago Avenue bus stop for Riverside Transit Agency Route 27. The project would not include any features that would impair public transit facilities. No designated bicycle routes exist in the immediate vicinity of the project site. Sidewalks are located on the northeastern corner of the project site; however, these sidewalks are limited and do not extend along the entire length of the northern and eastern frontages of the project site. As discussed in Section 27, *Planning*, implementation of Mitigation Measure PL-2, which requires the construction of sidewalks along both project frontages, would be necessary to ensure consistency with the County's General Plan. Therefore, the proposed project would not adversely impact public transit, bikeways, or pedestrian facilities. Impacts would be less than significant with incorporated mitigation.

Mitigation: The following mitigation measure would ensure that the proposed project would not create a traffic hazard due to a design feature. See Mitigation Measure PL-1 under Section 27, *Planning*, for mitigation related to pedestrian facilities. Implementation of these mitigation measures would reduce impacts to transportation and traffic to less than significant levels.

T-1 Driveway Design. Stop sign control shall be provided at the project driveways for vehicles exiting the project site. On-site traffic signaling and striping shall be implemented in conjunction with detailed construction plans for the project. Minimum sight distances shall be provided at the project driveways.

Monitoring: Prior to the issuance of a building permit, the County shall verify that the project applicant has indicated traffic controls, striping, and sight distances on the project site plans.

44. Bike Trails

Source: Project Application Materials, On-site Inspection

Findings of Fact: The proposed project would replace an existing restaurant/bar and surface parking lot with a convenience store and gas station. The project site is located in a suburban area that is mostly developed with commercial and residential uses. No bike trails exist on or in the immediate vicinity of the project site. As discussed in Section 35, *Housing*, the proposed project would not result in a direct or indirect increase in population. Therefore, the proposed project would have no impact on bike trails.

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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Tribal consultation

Findings of Fact: Tribal cultural resources are defined in Public Resources Code 21074 as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either:

- Included or determined to be eligible for inclusion in the California Register of Historical Resources
- Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1

In accordance with AB 52, separate notices regarding the proposed Project were mailed to all requesting Tribes on April 30, 2018. Staff received requests to consult from the Morongo Band of Mission Indians and Soboba Band of Lucieno Indians. Staff followed up with Morongo via emails on May 21, 2018 and September 5, 2018, and Morongo requested to close consultation on the project September 5, 2018. The County Archaeologist met up with Soboba on July 30, 2018 and provided the tribe with the standard conditions of approval, whereby the consultation was concluded. No tribal cultural resources were identified by any of the tribes. Therefore there will be no impacts in this regard.

According to the Cultural Resources Assessment Report, the project site is in the traditional tribal territory of the Cahuilla and near the boundaries of several other Native American groups identified by

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anthropologists in the early 20th century (e.g., Kroeber 1908). The historically-identified territories occupied by the Cahuilla, Juaneño, and Luiseño, all exist within a 15- to 20-mile range of the project site (Appendix B).

As discussed in Section 9, *Archaeological Resources*, the project site is developed and paved. Despite the lack of visible cultural resources on the surface of the project site, tribal cultural resources may be encountered during project-related development and ground-disturbing activities. Impacts would be significant if construction activities (including grading, excavation, and other ground-disturbing activities) result in the destruction, damage, or loss of important tribal cultural resources. Compliance with Mitigation Measures CR-1 and CR-2 listed in Section 9 would reduce impacts to a less than significant level by providing a process for evaluating and, as necessary, avoiding impacts to any identified tribal cultural resources or prehistoric human remains through Native American and NAHC consultation. Impacts would be less than significant with incorporated mitigation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

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46. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version 2016.3.2.
 Lake Hemet Municipal Water District. 2016. 2015 Urban Water Management Plan. June 2016. https://www.lhmwd.org/files/UWMP_2015_v2.pdf

Findings of Fact: Water service to the project site would be provided by the Lake Hemet Municipal Water District (LHMWD) which serves approximately 14,500 domestic and 51 agricultural customers in Hemet, San Jacinto and Garner Valley. The LHMWD's 2015 Urban Water Management Plan (UWMP) accounts for existing and forecasted development in its development of supply and demand forecasts. Because the proposed project would involve the replacement of an existing restaurant/bar with a convenience store and gas station and would not result in a net increase in employees above existing uses (see Section 25, Housing), the proposed project would be covered by the 2015 UWMP. The 2015 UWMP forecasts a supply surplus of 470 acre-feet per year (AFY) in 2035 under a multiple dry-year scenario (LHMWD 2015).

According to the CalEEMod results, the proposed project would demand approximately 1.1 AFY, which would result in a net decrease of 2.1 AFY as compared to existing uses (see Appendix A for CalEEMod results). Therefore, the proposed project would not require the construction or expansion

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of water treatment facilities and sufficient water supplies would be available to serve the project from existing entitlements and resources. No impact to water supplies would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version 2016.3.2.
- Eastern Municipal Water District. 2016. "Treatment Process." Last modified: October 2016. <https://www.emwd.org/services/wastewater-service/treatment-process>
- Lake Hemet Municipal Water District. 2016. 2015 Urban Water Management Plan. June 2016. https://www.lhmwd.org/files/UWMP_2015_v2.pdf

Findings of Fact: Wastewater collection services for the project site are provided by LHMWD. Wastewater generated in the LHMWD is treated by the Eastern Municipal Water District's (EMWD) Perris Valley Regional Water Reclamation Facility (RWRF) or the San Jacinto Valley RWRF (LHMWD 2016). The Perris Valley RWRF currently treats approximately 13.9 million gallons per day (mgd) of wastewater and has a treatment capacity of approximately 22 mgd. The San Jacinto Valley RWRF currently treats seven mgd of wastewater and has a treatment capacity of 14 mgd (EMWD 2016).

According to CalEEMod, the proposed project would demand approximately 1.1 AFY, which result in a net decrease of 2.1 AFY as compared to existing uses (see Appendix A for CalEEMod results). Assuming that wastewater generation is 80 percent of total water demand, the proposed project would generate approximately 800 gpd of wastewater, which would result in a net decrease of 1,465 gpd as compared to existing uses. Therefore, the proposed project would not generate wastewater such that the combined capacity of the two existing facilities would be exceeded, and the construction of new wastewater treatment facilities would not be required. Therefore, no impacts to sewer systems would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources:

California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version 2016.3.2.

California Department of Resources Recycling and Recovery. 2018. "Lamb Canyon Sanitary Landfill (33-AA-0007)." Last modified: September 6, 2018.

<https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0007/>

Riverside County Department of Waste Resources. 2018. "Construction and Demolition (C&D) Waste." Last modified: 2018. <https://www.rcwaste.org/Waste-Guide/CandD>

Findings of Fact: Construction and operation of the proposed project would result in the generation of solid waste. The project site would be served by the Lamb Canyon Sanitary Landfill located in Beaumont, California. The Lamb Canyon Sanitary Landfill has a current average daily throughput of approximately 1,759 tons per day and a maximum permitted throughput of 5,000 tons per day (California Department of Resource Recovery and Recycling 2018).

Construction of the proposed project would generate construction and demolition (C&D). The proposed project would be required to submit a waste recycling plan and a waste reporting form to the Riverside County Building and Safety Department to demonstrate compliance with the California Green Building Standards Code, which mandates C&D recycling (Riverside County Department of Waste Resources 2018). As discussed in Section 21, *Hazards and Hazardous Materials*, if asbestos are encountered during demolition of the existing structure on-site, demolition waste would be considered hazardous. The removal of construction-generated hazardous waste from the project site would require the use of a certified hazardous waste transportation company, which must ship hazardous waste to a permitted facility for treatment, storage, recycling, or disposal. Therefore, construction of the proposed project would have a less than significant impact to solid waste services.

According to CalEEMod, the proposed project would generate approximately 0.03 tons of solid waste per day, which would result in a net decrease of 0.07 tons per day as compared to existing on-site uses. Therefore, the project would not affect the capacity of Lamb Canyon Landfill. The project would comply with federal, state, and local statutes and regulations and would participate in local solid waste recycling programs. No impact to solid waste services would occur as a result of the operation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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49. Utilities

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

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

Source:

California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version 2016.3.2.

Findings of Fact:

The proposed project would involve the replacement of an existing restaurant/bar with a convenience store and gas station. The project site is currently served by existing electricity, natural gas, communication, and stormwater infrastructure as well as existing street lighting, roads, and other governmental services. According to the CalEEMod results, the proposed project would demand approximately 38,673 kilowatt-hours (kWh) of electricity per year and 6,798 thousand British thermal units (kBTU) per year. As such, the proposed project would result in a net decrease of 115,855 kWh of electricity per year and 869,458 kBTU per year (see Appendix A for CalEEMod results). As discussed in Section 24, *Water Quality Impacts*, the proposed project would increase pervious surfaces on-site and would not result in an increase in stormwater runoff. The proposed project would include sufficient exterior lighting for the convenience store and fueling pumps such that no additional street lighting would be required. Therefore, the proposed project would not require the construction or expansion of existing utility facilities, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version 2016.3.2.

Findings of Fact: As discussed in Section 49, *Utilities*, the proposed project would result in a net decrease in energy usage compared to existing on-site uses. No impact to energy conservation plans would occur.

Mitigation: No mitigation is required.

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Monitoring: No monitoring is required.

OTHER

51. Other:

Source:

Findings of Fact: All environmental impacts of the proposed project have been adequately discussed in Sections 1 through 50 and Sections 52 through 54. No additional environmental impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

52. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Project Application Materials

Findings of Fact: As noted under Section 7, *Wildlife & Vegetation*, no native biological habitat exists on the project site. The proposed project would replace an existing restaurant/bar with a convenience store and gas station and would not substantially change the land use on the project site. Therefore, the proposed project would not have the potential to substantially reduce the habitat of fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

The project site does not contain any known archaeological or tribal cultural resources. As discussed in Section 7, *Historic Resources*, the existing building on the project site is not considered a historic resource. As discussed in Section 8, *Archaeological Resources*, and Section 45, *Tribal Cultural Resources*, the proposed project would have the potential to adversely impact unknown buried archaeological and tribal cultural resources that may represent important examples of California prehistory. Implementation of Mitigation Measure CR-1 would ensure that any archaeological or tribal cultural resources discovered over the course of project construction are handled in an appropriate manner. Therefore, the proposed project would not eliminate an important example of major periods of California history or prehistory, and impacts would be less than significant with incorporated mitigation.

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

Source:

Trames Solutions, Inc. 2018. 7-11 Valle Vista Traffic Impact Analysis. September 17, 2018.

Findings of Fact: According to the TIA, the following five planned and pending projects in the County of Riverside are located in the project site vicinity (Trames Solutions, Inc. 2018):

- Residential development with 72 multi-family dwelling units and 16 single-family dwelling units
- Residential development with 17 single-family dwelling units
- Commercial development with a 9,100-sf shopping center
- Residential development with 187 single-family dwelling units and a 300-unit mobile home park
- Residential development with 66 single-family dwelling units

The Cities of Hemet and San Jacinto were also contacted and reported minimal development activity in the study area (Trames Solutions, Inc. 2018). All five planned and pending projects are located outside a 0.5-mile radius of the project site.

As described in Sections 1 through 51, with respect to all environmental issues, the proposed project would have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated. Construction-related impacts to biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and transportation/traffic would be specific to the project site; therefore, impacts to these resources areas would not contribute to any significant cumulative impacts related to these issues. According to the Traffic Impact Analysis, the proposed project would not have a significant cumulative impact on transportation and traffic, taking into account planned and pending projects in the study area (Trames Solutions, Inc. 2018). Operation of the proposed project would result in a net decrease in demand for utility and service systems. The proposed project would have no adverse long-term environmental impacts and, therefore, would not contribute to cumulative environmental changes that may occur due to planned and pending development. Consequently, the proposed project would not make a considerable contribution to any significant cumulative environmental impacts, and impacts would be less than significant with incorporated mitigation.

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54. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, project application

Findings of Fact: In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise impacts. As detailed in Section 6, *Air Quality Impacts*, and Section 21, *Hazards and Hazardous Materials*, the project would not result, either directly or indirectly, in adverse hazards related to air quality or hazardous materials. Compliance with applicable rules and regulations and implementation of Mitigation Measures N-1 and N-2 would reduce potential impacts on human beings to a less than significant level.

V. EARLIER ANALYSES

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

Earlier Analyses Used, if any: None.

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

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

VI. AUTHORITIES CITED

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



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez
Agency Director*



12/10/18, 6:06 pm

CUP180006

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP180006. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - 90 Days to Protest

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

Advisory Notification. 2 AND - Causes for revocation

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

Advisory Notification. 3 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 3 AND - Hold Harmless (cont.)**

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

Advisory Notification. 4 AND - Noise Monitoring Reports

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

Advisory Notification. 5 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP180006) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 6 AND - Project Description & Operational Limits

CONDITIONAL USE PERMIT NO. 180006 – A Conditional Use Permit for the construction of a 24- hour gasoline service station with a convenience store that will include the sale of beer and wine for off-site consumption (subject to type 20 License). The gasoline service station will have 6 multiple product dispensers, a fuel canopy, and an underground storage tank (UST) system. The existing building on the 1.14 acre site will be demolished.

Advisory Notification. 7 AND - xterior Noise Levels

xterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Exterior Noise Levels (cont.)
Ordinance No. 847.

Advisory Notification. 8 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS

Exhibit A (Site Plan), dated 9/26/18. Exhibit B, B.1, B.2, B.3 and B.4 (Elevations) dated 9/26/18. Exhibit C (Floor Plans), dated 9/26/18. Exhibit G (Conceptual Grading Plan), dated 9/26/18. Exhibit L.1, L.2, and L.3 (Conceptual Landscaping and Irrigation Plans), dated 9/26/18. Exhibit S (Sign Plan), dated 9/26/18. Other Exhibit(s) Lighting, Lighting 2 and Erosion Control Plan Dater 9/26/18

Advisory Notification. 9 AND - Expiration Date

This approval shall be used within nine (9) years of approval date; otherwise, the permit shall become null and void.

Advisory Notification. 10 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to: • National Pollutant Discharge Elimination System (NPDES) • Clean Water Act • Migratory Bird Treaty Act (MBTA) 2. Compliance with applicable State Regulations, including, but not limited to: • The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.) • Government Code Section 66020 (90 Days to Protest) • Government Code Section 66499.37 (Hold Harmless) • State Subdivision Map Act • Native American Cultural Resources, and Human Remains (Inadvertent Find) • School District Impact Compliance • Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations} 3. Compliance with applicable County Regulations, including, but not limited to: • Ord. N Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements} • Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements} • Ord. No. 457 (Building Requirements) {Land Use Entitlements} • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based} • Ord. No. 460 (Division of Land) {for TTMs and TPMS} • Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 10 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF) • Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 11 Section 18.48 Standards

The owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters. No displays of beer, wine

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification**

Advisory Notification. 11 Section 18.48 Standards (cont.)
or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

E Health**E Health. 1 ECP COMMENTS**

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

**Please note that any installation of a gasoline tank shall be overseen by a Professional Geologist to verify that the LOP site across the street has not left contamination at this site.

Planning**Planning. 1 Gen - Beer and Wine**

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption: a. Only beer and wine may be sold. b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters. c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter. d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Gen - Beer and Wine (cont.)

f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age. g. No sale of alcoholic beverages shall be made from a drive-in window.

Planning. 2 Gen - Colors and Materials

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

Planning. 3 Gen - Development Phasing

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT S. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 4 Gen - Graffiti

Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within hours of being applied.

Planning. 5 Gen - Lighting Hooded/Directed

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

Planning. 6 Gen - Maintain Licensing

At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect a valid license with the Department of Alcoholic Beverage Control (ABC) and remain in good standing through compliance of all State and County requirement pertaining to the use of the license. Should such licensing be denied, expire or lapse at any time in the future, this Conditional Use Permit shall become null and void.

Planning. 7 Gen - MM GHG-2 Water Conservation Measures

Water Conservation Measures. The proposed project shall incorporate the water conservation measures for nonresidential projects included in the California Green Building Code (CalGreen) in effect as of September 2018 (i.e., CalGreen 2016).

Planning. 8 Gen - No Consumption

There shall be no bar or lounge area upon the licensed premises maintained for the purpose of sales, service or consumption of alcoholic beverages directly to patrons for consumption. No alcoholic beverages shall be consumed on the property or any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the ABC-257

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 Gen - No Consumption (cont.)
and ABC-253.

Planning. 9 Gen - No Loitering

Loitering is prohibited on or around these premises or this area under the control of the licensee(s) as depicted on ABC-257 and ABC-253. Petitioner(s) shall police the area under their control in an effort to prevent the loitering of persons about the premises as depicted on ABC-253.

Planning. 10 Gen - No open bottles

No open bottles of distilled spirits shall be stored on the premises for specific customers.

Planning. 11 Gen - Peace Officers

Peace Officers, as listed in Section 830.1 of the California Penal Code, and the Director and other persons employed by the Department of Alcoholic Beverage Control for the administration and enforcement of the Alcoholic Beverage Control Act are hereby authorized to visit and inspect the proposed premises as outlined in red to form ABC-257 dated, at any time the undersigned is exercising the privileges authorized by the license of such premises.

Planning. 12 Gen - Post Sign

The petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads as follows: "NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES, VIOLATORS ARE SUBJECT TO ARREST" The sign shall be at least two feet square with two inch block lettering. The sign shall be in english and spanish.

Planning. 13 Gen - Section 18.48 Standards

The owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1 GEO180025 ACCEPTED

County Geologic Report GEO No. 180025, submitted for the project CUP180006, APN 551-240-046, was prepared by Stantec Consulting Services, Inc., and is titled; "Geotechnical Investigation Report, Proposed 7-Eleven No. 1040919, 43271 State Highway 74, Hemet, California," dated February 13, 2018. In addition, the consultant has submitted the following document: "Geotechnical Investigation Response to Comments. Proposed 7-eleven No. 1040919, 43271 State Highway 74, Hemet, California 92544," dated September 7, 2018. This document contains the following attachment: Attachment A - "Updated Geotechnical Report," revised September 7, 2018. "Geotechnical Investigation Response to Comments 02, Proposed 7-eleven No. 1040919, 43271 State Highway 74, Hemet, California 92544," dated October 12, 2018. These documents are herein incorporated into GEO180025. GEO180025 concluded: 1.

The site is not located within a State of California Earthquake Fault Zone, or a

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180025 ACCEPTED (cont.)
 County of Riverside Fault Hazard Zone. 2. Based on a review of the Riverside County Parcel Report, historical aerial photographs, historical topographic maps, our geotechnical report (Stantec, 2018), and the three recent geotechnical and geologic hazard reports associated with nearby sites, there are no active faults that traverse the proposed 7-eleven site. 3. Ground surface total settlements due to compression in the unsaturated zone are estimated to be on the order of 4 inches. Differential settlement over a span of approximately 30 feet is estimated to be approximately 2 inches. Accordingly, mitigation will be necessary to reduce the effects of seismically induced settlement. 4. The potential for landslides or slope instabilities to occur at the site is considered low. 5. Near-surface soils (upper approximately 10 feet) have a low expansion potential. Accordingly, mitigation for expansive soils is not considered necessary at this site. GEO180025 recommended: 1. Site preparation should begin with the removal of existing buildings, pavement, buried slabs and foundations, vegetation, highly organic soil, leach lines, septic tanks, and any other unsuitable materials. 2. Existing underground utilities within the proposed construction areas should be completely removed and/or rerouted. 3. Remedial grading should be performed to provide an approximate 5 foot thick, re-compacted fill layer below the bottom of the stiffened foundations. 4. Remedial grading should extend at least 5 feet beyond the outside edge of the foundations unless constrained by existing structures. 5. Placement of a biaxial geo-grid approximately mid-height in the compacted fill layer should be used to further reduce differential settlements.

GEO No. 180025 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180025 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20181016

Transportation

Transportation. 1 COUNTY WEB SITE

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

Transportation. 2 STD INTRO (ORD 460/461)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 STD INTRO (ORD 460/461) (cont.)

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

Transportation. 3 TS/CONDITIONS

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

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

Soboba Street (NS) at:

SH-74 (Florida Avenue (EW))

Lake Street (NS) at:

SH-74 (Florida Avenue (EW))

New Chicago Avenue (NS) at:

SH-74 (Florida Avenue (EW))

Ramona Expressway (NS) at:

SH-74 (Florida Avenue (EW))

North Project Driveway (NS) at:

SH-74 (Florida Avenue (EW))

New Chicago Avenue (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 TS/CONDITIONS (cont.)
East Driveway (EW)

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

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

Waste Resources

Waste Resources. 1 Gen - Custom

Prior to issuance of a demolition, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

Plan: CUP180006

Parcel: 551240046

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-USE - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1 Mitcharge - Use Not Satisfied

Conditional Use Permit 180006 is located within the limits of the San Jacinto Regional Area Drainage Plan. The County Board of Supervisors has adopted the San Jacinto Regional Area Drainage Plan (ADP) establishing a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

060 - Planning. 1 60 Allow Underground Utilities Not Satisfied

The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company, the Imperial Irrigation District, whichever is the appropriate utility,) confirming whether or not the overhead electrical lines within are capable of being installed underground and that any financial arrangements to do so have been completed, or the permittee shall submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

060 - Planning. 2 60- Blowsand and Dust Control Not Satisfied

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

Plan: CUP180006

Parcel: 551240046

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 60- Grading Plans Not Satisfied

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

060 - Planning. 4 60- MM GHG-1 Not Satisfied

The proposed project design shall demonstrate energy efficiency of at least five percent greater than the 2016 Title 24 requirements.

060 - Planning. 5 60- MM GHG-2 Not Satisfied

The proposed project shall incorporate the water conservation measures for nonresidential projects included in the California Green Building Code (CalGreen) in effect as of September 2018 (i.e., CalGreen 2016).

060 - Planning. 6 60- MM N-1 Construction Hour restrictions Not Satisfied

Prior to Grading permit issuance, construction of the proposed project shall not occur from 6:00 p.m. to 6:00 a.m. during the months of June through September or from 6:00 p.m. to 7:00 a.m. during the months of October through May.

060 - Planning. 7 60- MM N-2 Not Satisfied

Construction activities shall use non-vibratory smooth wheel rollers or pneumatic tired rollers instead of vibratory rollers in order to reduce potentially significant groundborne vibration impacts on residences to the south of the project site.

060 - Planning. 8 60- SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.14 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to

Plan: CUP180006

Parcel: 551240046

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Survey - EPD (cont.) Not Satisfied

avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to issuance of a grading permit the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Planning-PAL

060 - Planning-PAL. 1 HIGH PALEO SENSITIVITY - PRIMP REQUIRED Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS: 1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: 1. Description of the proposed site and planned grading operations. 2. Description of the level of monitoring required for all earth-moving activities in the project area. 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 8. Procedures and protocol for collecting and processing of samples and specimens. 9. Fossil identification and curation procedures to be employed. 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. 11. All pertinent exhibits, maps and references. 12. Procedures for reporting of findings. 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 HIGH PALEO SENSITIVITY - PRIMP REQUIRED (cont.) Not Satisfied

Transportation

060 - Transportation. 1 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per 80 and 90 Transportation condition of approval.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes .): All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 3 PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 4 REVISE STREET IMP PLAN Not Satisfied

Prior to the submittal of the required street improvement plan per 90 Trans. condition of approval, obtain the existing street improvement plan and profile and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at :

<http://rcitlma.org/trans/General-Information/Pamphlets-Brochures>

If you have any questions, please call the Plan Check Section at (951) 955-6527.

060 - Transportation. 5 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT GRADING PE Not Satisfied

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

080 - BS-Grade. 2 0080-BS GRADE-USE - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS GRADE-USE - ROUGH GRADE APPROVAL (cont.) Not Satisfied

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 Food Plans Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

080 - E Health. 2 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 3 Water Will Serve Not Satisfied

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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

Conditional Use Permit 180006 is located within the limits of the San Jacinto Regional Area Drainage Plan. The County Board of Supervisors has adopted the San Jacinto Regional Area Drainage Plan (ADP) establishing a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

080 - Planning. 1 80 - Fee Balance Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 80 - Fee Balance (cont.) Not Satisfied
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2 80 Construction Hour Restrictions Not Satisfied
Prior to building permit issuance, construction of the proposed project shall not occur from 6:00 p.m. to 6:00 a.m. during the months of June through September or from 6:00 p.m. to 7:00 a.m. during the months of October through May.

080 - Planning. 3 80- Lighting Plans Not Satisfied
All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 4 80- MM GHG-1 Energy Efficiency Not Satisfied
Energy Efficiency. The proposed project design shall demonstrate energy efficiency of at least five percent greater than the 2016 Title 24 requirements.

080 - Planning. 5 80- MM N-2 Not Satisfied
Prior to issuance of building permits construction activities shall use non-vibratory smooth wheel rollers or pneumatic tired rollers instead of vibratory rollers in order to reduce potentially significant groundborne vibration impacts on residences to the south of the project site.

080 - Planning. 6 80- Roof Equipment Shielding Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 7 Use School Mitigation Not Satisfied
Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied
Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along SH-74 (Florida Avenue) and New Chicago Avenue
- (2) Street-lights on SH-74 (Florida Avenue) and New Chicago Avenue.
- (3) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

(2) Appropriate fees for annexation.

(3) (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE or other electric provider.

080 - Transportation. 2 CALTRANS ENCRCHMNT PRMT Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

080 - Transportation. 3 CORNER CUT-BACK Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

080 - Transportation. 4 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 5 LANDSCAPING/TRAIL COM/IND Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within SH-74 (Florida Avenue) and New Chicago Avenue and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 6 LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No.1001.

080 - Transportation. 7 R-0-W DEDICATION Not Satisfied

Sufficient public street right-of-way along SH-74 (Florida Avenue) shall be conveyed for public use to provide for a 59 foot half-width dedicated right-of-way per County Standard No. 93, Ordinance 461.

080 - Transportation. 8 Transportation-IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 9 TS/GEOMETRICS Not Satisfied

On-Site Circulation:

North Project Driveway (NS) at SH-74 (Florida Avenue)(EW) shall be improved to provide the following geometrics;

Northbound: One right-turn lane with Stop control. Southbound: N/A

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 9 TS/GEOMETRICS (cont.) Not Satisfied

Eastbound: Two through lanes. Westbound: Two through-lanes,

New Chicago Avenue (NS) at East Driveway shall be improved to provide the following geometrics:

Northbound: One shared through/left lane.

Southbound: One shared through/right lane.

Eastbound: One shared right/left lane, Stop control.

Westbound: N/A

Note:

1. On-site signing and striping should be implemented in conjunction with detailed construction plans for the project.
2. Verify that minimum sight distance is provided at the project driveways.

or as approved by the Transportation Department.

080 - Transportation. 10 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1 080 - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

080 - Waste Resources. 2 080 - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 080 - Waste Recycling Plan (cont.) Not Satisfied

Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE - PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 90 Accessible Parking Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at or by telephoning " In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 90- Lighting Plan Comply Not Satisfied

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

090 - Planning. 3 90- MM T-1 Driveway design Not Satisfied

Driveway Design. Stop sign control shall be provided at the project driveways for vehicles exiting the project site. On-site traffic signaling and striping shall be implemented in conjunction with detailed construction plans for the project. Minimum sight distances shall be provided at the project driveways.

090 - Planning. 4 90- Parking Paving material Not Satisfied

A minimum of sixteen (16) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 90- Parking Paving material (cont.) Not Satisfied
concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 5 90 Roof Equipment Shielding Not Satisfied
Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 6 Use- Bike Racks Not Satisfied
A bicycle rack with a minimum of 1 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 7 Use- Trash Enclosures Not Satisfied
trash enclosure which is adequate to enclose a minimum of 1 bin shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department.

Transportation

090 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89- 1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along SH-74 (Florida Avenue) and New Chicago Avenue.
- (2) Street-lights on SH-74 (Florida Avenue) and New Chicago Avenue.
- (3) Street sweeping.

090 - Transportation. 2 CALTRANS - EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, new driveway, sidewalks, and/or drainage devices within Caltrans right-of-way, including sewer and water laterals, on SH-74 (Florida Avenue) shall be constructed within the 59' dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Caltrans.

NOTE:

- 1. The driveway shall be constructed in accordance with County Standard No. 207A.
- 2. A 6' sidewalk shall be constructed adjacent to the curb line.
- 3. Street, driveway, and sidewalks improvement plans along SH-74 (Florida Avenue) shall be submitted to 'Caltrans'

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 CALTRANS - EXISTING CURB & GUTTER (cont.) Not Satisfied
for review and approval.

4. Parkway improvement shall be submitted to 'County of Riverside Transportation Department' for review and approval.

5. Existing Billboard sign shall be relocated outside the road right-of-way.

090 - Transportation. 3 EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on New Chicago Avenue shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: <http://rcflma.org/trans/General-Information/Pamphlets-Brochures>

If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE:

1. The driveway shall be constructed in accordance with County Standard No. 207A.
2. A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.
3. Street improvement plans along SH-74 (Florida Avenue) shall be submitted to 'Caltrans' for review and approval.
4. Street improvement plans along New Chicago Avenue and all parkway improvements shall be submitted to 'County of Riverside Transportation Department' for review and approval.
5. Existing Billboard sign shall be relocated outside the road right-of-way.

090 - Transportation. 4 LANDSCAPING COMM/IND Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within SH-74 (Florida Avenue) and New Chicago Avenue.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

090 - Transportation. 5 LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within SH-74 (Florida Avenue) and New Chicago Avenue.

090 - Transportation. 6 LINE-OF-SIGHT Not Satisfied

In order to secure adequate sight distance at the driveway intersections NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 LINE-OF-SIGHT (cont.) Not Satisfied

Note:

The developer/owner of CUP180006 has the responsibility to display this condition of approval to the prospective future buyers of this project.

090 - Transportation. 7 RELOCATE SIGN Not Satisfied

Existing Billboard sign and any structure encroaching the right-of-way shall be relocated outside the road right-of-way.

090 - Transportation. 8 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 9 Street Lights Install Not Satisfied

*Install street-lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Street-light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed. It shall be the responsibility of the Developer to ensure that street-lights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 10 STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, or other electric provider.

090 - Transportation. 11 Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 12 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 13 WRCOG TUMF Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 090 - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project

12/11/18
09:18

Riverside County PLUS
CONDITIONS OF APPROVAL

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90. Prior to Building Final Inspection

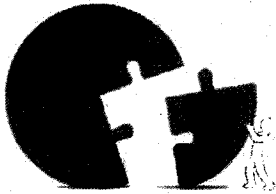
Waste Resources

090 - Waste Resources. 1

090 - Waste Reporting Form and Receipts (cont.)

Not Satisfied

proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

DEVELOPMENT ADVISORY COMMITTEE ("DAC") INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: April 18, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Hemet/Ryan Airport, Attn: General Manager
Winchester/Homeland Municipal Advisory
Council (MAC)

Board of Supervisors - Supervisor: 3rd District-
Washington
Planning Commissioner: 3rd District- Taylor-
Berger
Hemet Sphere of Influence
Hemet Unified School District
Eastern Municipal Water District (EMWD)
CALTRANS District # 8
Alcohol and Beverage Control Board

CONDITIONAL USE PERMIT NO. 180006 – CEQ180034 – Applicant: TAIT and Associates – Engineer/Representative: TAIT and Associates – Third Supervisorial District – Harvest Valley/ Winchester Area Plan – Green Acres Policy Area – Highway 79 Policy Area – Homeland Area Zoning District - General Plan: Commercial Retail (CR) – Zoning: Rural Residential (R-R) – Location: North of Putter's Lane, South of Florida Avenue, East of Lake Street, and West of New Chicago Avenue.– 1.14 Acre – **REQUEST:** A Conditional Use Permit revision for the demolition of an existing building and the construction of a 7-Eleven convenience store for 24-hour operation, off-site sale of beer and wine (subject to Type 20 License), and 6 MPDs Fuel canopy, UST's Healy Tank. – APN: 551-240-046 – Related Cases: **CFW180030**.
BBID: 039-403-670

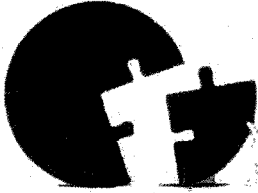
DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on May 3, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Brett Dawson, Project Planner at (951) 955-0972, or e-mail at bdawson@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

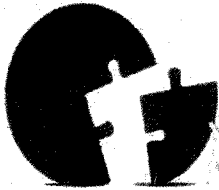
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 30, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 30, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Project Description:

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Sincerely,

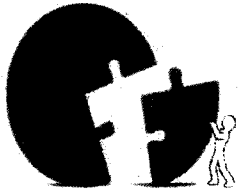
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

April 30, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

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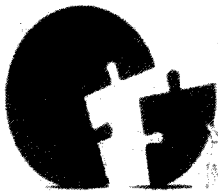
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, Bdawson@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 30, 2018

Morongo Cultural Heritage Program
Ray Huaute, THPO
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

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Sincerely,

PLANNING DEPARTMENT

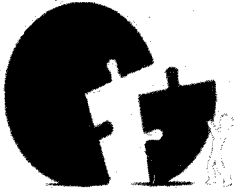
Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

April 30, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

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Sincerely,

PLANNING DEPARTMENT

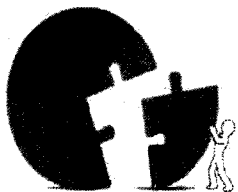
Heather Thomson, Archaeologist

Email CC: Brett Dawson, Bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 30, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

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Sincerely,

PLANNING DEPARTMENT

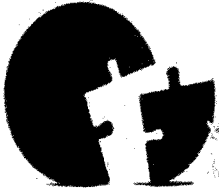
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 30, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma, AZ 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

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PLANNING DEPARTMENT

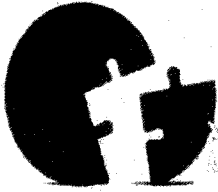
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 30, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

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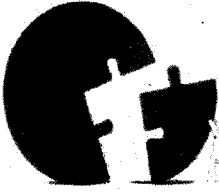
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Heather Thomson, Archaeologist

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 30, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

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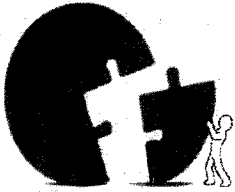
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 30, 2018

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Palm Desert, California 92211
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CUP180006



- Legend**
- Parcels
 - Blueline Streams
 - City Areas
 - World Street Map

Notes

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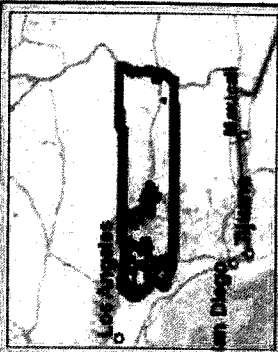
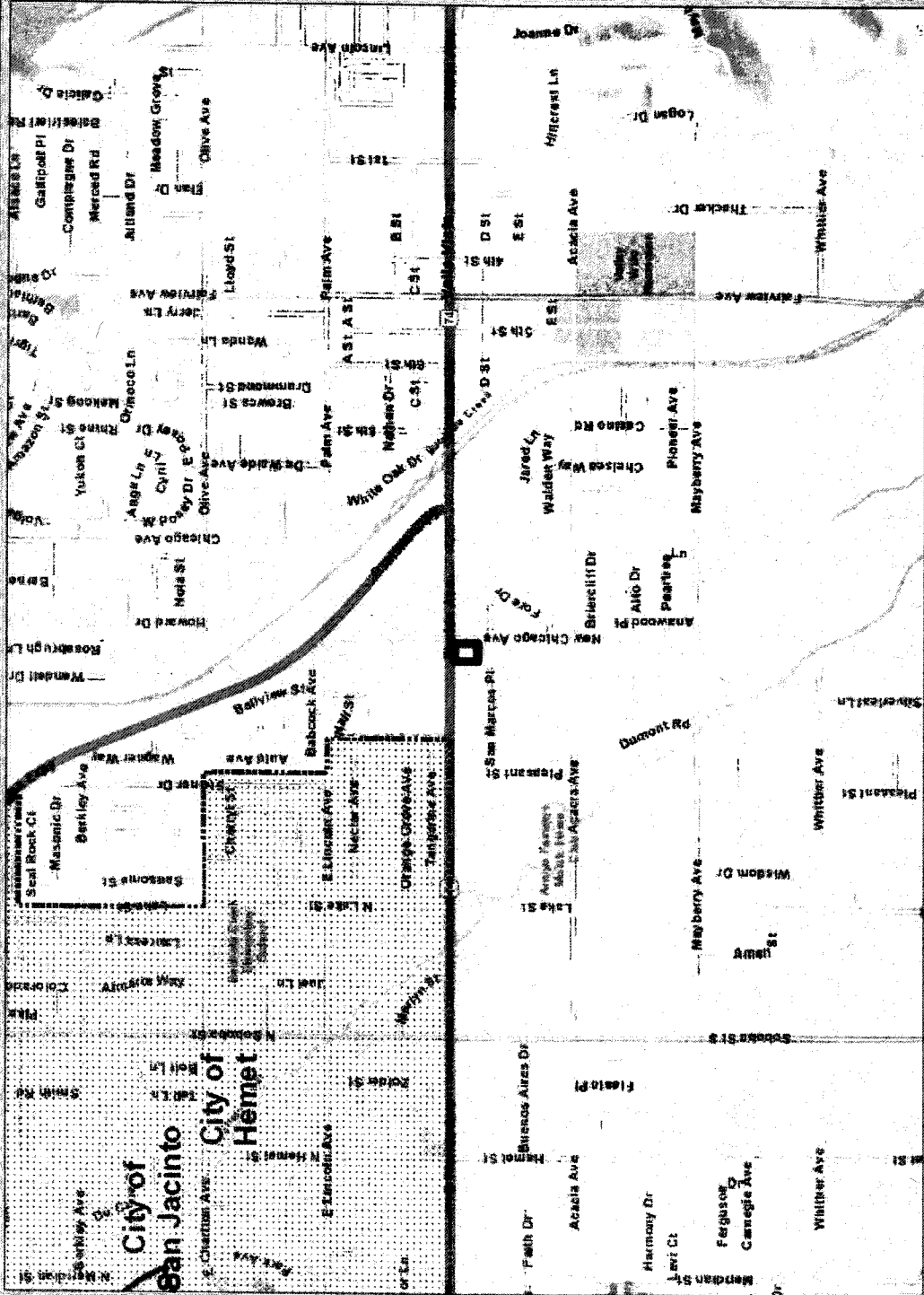
96

192 Feet

REPORT PRINTED ON... 4/30/2018 12:18:33 PM

© Riverside County GIS

CUP180006



Legend
 Blue Line Streams
 City Areas
 World Street Map

Notes

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

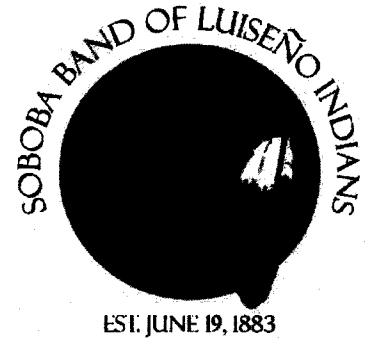


REPORT PRINTED ON... 4/30/2018 12:17:21 PM

© Riverside County GIS

May 9, 2018

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; CUP180006

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

MORONGO
BAND OF
MISSION
INDIANS



**MORONGO BAND OF MISSION INDIANS
TRIBAL HISTORIC PRESERVATION OFFICE
12700 PUMARRA RD BANNING, CA 92220
OFFICE 951-755-5025 FAX 951-572-6004**

Date: 5/16/2018

Re:

AB 52 (ASSEMBLY BILL 52) – TAIT and Associates – CUP180006

Dear,
Heather Thomson
Archaeologist
County of Riverside

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.
- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
 - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
 - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
 - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.
- The project is located with the current boundaries of the Morongo Indian Reservation. Please contact the Morongo Cultural Heritage Department for further details.

Dawson, Brett

From: Thomson, Heather
Sent: Monday, May 21, 2018 12:32 PM
To: 'Tribal Historic Preservation Office'
Subject: RE: CUP180006

Thank you.

Please consider this email as initiation of consultation and let me know if you would like to schedule a meeting to discuss any potential impacts to Tribal Cultural Resources.

Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org

How are we doing? Click the link and tell us.



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If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

From: Tribal Historic Preservation Office [mailto:thpo@morongo-nsn.gov]
Sent: Monday, May 21, 2018 12:27 PM
To: Thomson, Heather <HTHOMSON@RIVCO.ORG>
Subject: RE: CUP180006

Hello,

Here it is.

Thank you.

Travis

From: Thomson, Heather [<mailto:HTHOMSON@RIVCO.ORG>]
Sent: Wednesday, May 16, 2018 4:31 PM
To: Tribal Historic Preservation Office
Subject: RE: CUP180006

There is no attachment.

Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org

How are we doing? Click the link and tell us.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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From: Tribal Historic Preservation Office [<mailto:thpo@morongo-nsn.gov>]
Sent: Wednesday, May 16, 2018 11:12 AM
To: Thomson, Heather <HTHOMSON@RIVCO.ORG>
Subject: CUP180006

Hello,

I am the consulting archaeologist for the Morongo Band of Mission Indians. Attached is a letter regarding the above referenced project.

This email address is the general office email for the Tribal Historic Preservation Office.

You may reply to this email or, if you wish, contact the Tribal Historic Preservation Officer Raymond Huaute directly with the contact information provided in the attached letter.

Sincerely,

Travis Armstrong

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



August 29, 2018

Heather Thomson
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation: CUP180006

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

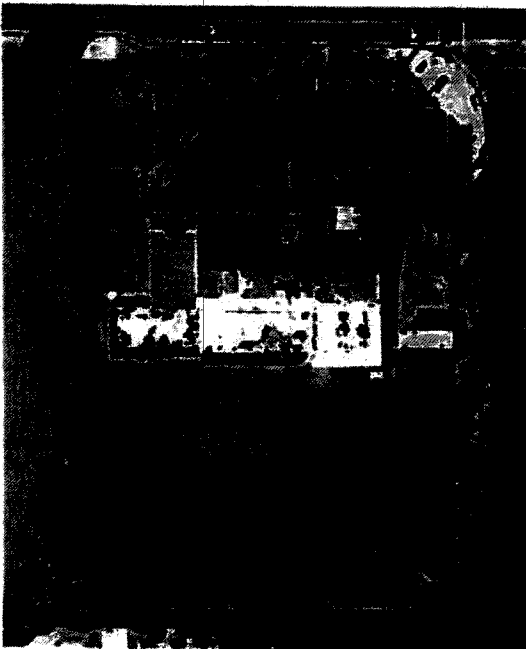
Thomson, Heather

From: Thomson, Heather
Sent: Wednesday, September 05, 2018 11:24 AM
To: Alicia Benally (ABenally@morongo-nsn.gov); Tribal Historic Preservation Officer (thpo@morongo-nsn.gov)
Cc: Dawson, Brett
Subject: CUP180006

Hi Alicia-

The above referenced project is located on Florida Ave. in Hemet. Morongo requested consultation on this project. I have had no response to my inquiry as to if Morongo wanted a meeting to discuss this project. Please let me know if you are aware of any Tribal Cultural Resources that may be impacted by this project.

Thank you.



Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org

How are we doing? Click the link and tell us.

Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5139.

Sincerely,

Raymond Huaute
Tribal Historic Preservation Officer
Morongo Band of Mission Indians
Email: rhuaute@morongo-nsn.gov
Phone: (951) 755-5025

12/3/18

To Whom it may concern -

We vehemently oppose the building proposal attached with this letter.

Our home is right next to the lot mentioned at

25811 New Chicago Hemet Ave.
92544

There is already a gas station/
convenience store right across
the street that sells beer etc.

There is absolutely no reason to
have another one so close

We have owned our home at
25811 New Chicago Hemet, CA 92544
for over 15 years and as such
we totally oppose conditional use permit
180006. It will alter in a
negative way, the serenity of
our neighborhood

Sincerely,

Walt & Jo
Jeri Green

Owners of
New Chicago Hemet 92544
Walter and Jeri Green
(951) 909-3653 or (951) 537-4031
jergreen1@gmail.com

X We oppose the conditional use permit # 180006

121918 Riv city planning.txt

Riverside County Planning Department
Attn: Brett Dawson
Regarding Conditional Use Permit #180006
12/03/2018

Mr. Dawson,

In response to the notice of public hearing, regarding the above mentioned Conditional use permit #180006,

My Wife and I would like to submit our disagreement with this proposal.

We live within the area being considered just off New Chicago and Hacienda in Hemet, Valle Vista area.

If you survey the area, There is a Stater Brothers market, which sells alcohol, tobacco and is a fully stocked grocery store.

Louies Bar, Walgreens Drug, CVS RX that sells alcohol, but not tobacco, Corner market gas station and convenience store.

Less than 3/4 of a mile east is a Chevron, with a Extra Mile store that contains a carwash, mechanics shop, alcohol, tobacco has at least 12-16 gas pumps.

There is also a Smoke shop with in the Stater Brothers Center at New Chicago and Hacienda.

Travel east on HWY 74, I believe there is another Liquor store called Mikes, Just passed Fairview Ave within 1.5 miles is a

Mobil station with 8 gas pumps, I believe, wich also has a store, alcohol and tobacco.

Traveling west from New Chicago on HWY 74 / Florida Ave, just from memory, There is numerous Liquor stores, Failed Canibis stores,

Shell Station, USA station with 10 or more pumps, More Liquor stores. At San Jacinto and Florida Ave, there is another Gas station (7-eleven type) with store and pumps,

Santa Fe and Florida, there is a Gas station (used to be 76), Continuing west on Florida Ave, there is Mobil, Liberty, a Mom & Pop gas stations,

Valero, Shell, more Liquor Stores, Walmart Grocery (near the Mobil at Palm), More liquor stores between State St, and Sanderson, which also

has Mobil Station, with a carwash and 16 pumps I believe, and a mini store, and across the intersection is another gas station that used to be a Dairy Queen that has a store.

A little further west is another Shell station with pumps and a mini store, at Warren Rd and Hwy 74. Before you get to Warren Rd, There is Winco,

121918 Riv city planning.txt

that sells Alcohol and tobacco, and another 7-11 gas and mini store.

Needless to say we have an overabundance of gas, liquor and tobacco stores within the surrounding area. We do NOT want or need another.

Last and Finally, I think the worst thing is to speak about Drinking and Driving, Smoke related Cancer, protecting our youth and communities,

then in the same breath say it's ok to sell alcohol and tobacco at a gas station. NOT A GOOD or Intelligent Idea.

Thank you,
Michael E. Meyer
43195 Andrade Ave #1
Hemet, CA 92544

Michael E. Meyer
12.3.18



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:

bdawson@rivco.org

Brett Dawson, Project Planner

County of Riverside, Planning Department

P.O. Box 1409

Riverside, CA 92502-1409

December 11, 2018

Mitigated Negative Declaration (MND) for the Proposed Conditional Use Permit No. 180006

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 MND.

SCAQMD Staff's Summary of the Project Description

The Lead Agency proposes to construct a convenience store and a gas station with six pumps on 1.14 acres (Proposed Project). According to the MND, adjacent uses include, among others, single-family residences immediately to the south and the southwest of the Proposed Project across New Chicago Avenue¹.

SCAQMD Staff's Comments

Permits and Compliance with SCAQMD Rules

Since the Proposed Project involves operation of a gasoline service station, a permit from the SCAQMD would be required, and the SCAQMD should be identified as a Responsible Agency for the Proposed Project in the Final MND. Please note that any assumptions used in the air quality analysis in the Final MND will be the basis for permit conditions and limits.

In addition to SCAQMD Rule 461 – Gasoline Transfer and Dispensing, the Final MND should demonstrate compliance with SCAQMD Rules, including, but are not limited to, Rule 201 – Permit to Construct and Rule 203 – Permit to Operate. If there are permitting questions concerning the gasoline service station, they can be directed to SCAQMD Engineering and Permitting staff at (909) 396-2551.

Air Quality Analysis – Operational Impacts

In the Air Quality analysis, the Lead Agency found that the Proposed Project's regional and localized construction and operational air quality impacts would be less than significant. However, it does not appear that the Air Quality analysis included operational ROG emissions generated from storage tanks or from the fueling process. This may have 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 use its best efforts to quantify and disclose operational emissions from the fueling process in the Final MND.

¹ MND, Page 1.

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.calcemod.com.

Health Risk Assessment (HRA) Analysis

The Lead Agency did not perform a HRA analysis for the Proposed Project. Since the operation of gasoline stations will emit air toxics, HRAs are required as part of the SCAQMD permitting requirements for gasoline stations³. Any assumptions used in the HRA analysis in the Final MND will be used as the basis for permit conditions and limits. Furthermore, the Proposed Project would be located in close proximity to existing residences, thereby warranting a HRA analysis in the Final MND. Benzene, which is a toxic air contaminant, may be emitted from the Proposed Project's gasoline refueling operations. Given SCAQMD staff's concern about the potential health impacts on the residents from being exposed to benzene, it is recommended that the Lead Agency evaluate, quantify, and perform a gasoline dispensing station HRA⁴ for the Proposed Project in the Final MND. Guidance for performing this HRA can be found in the SCAQMD's *Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*⁵.

Other Comment

SCAQMD staff received a Notice of Public Hearing for the Proposed Project and found that a Mitigated Negative Declaration had been completed for the Proposed Project. However, our record showed that the MND was not provided to SCAQMD staff for review prior to receiving the Notice of Public Hearing. Since the SCAQMD is the Responsible Agency for the Proposed Project, the Lead Agency should provide the MND to SCAQMD staff for review when it was released and circulated for public review and comments. Moving forward, please provide the CEQA documents to SCAQMD staff for review. I am your point of contact for CEQA project reviews at the SCAQMD.

Closing

Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND 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 certification of the Final MND. 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 to 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

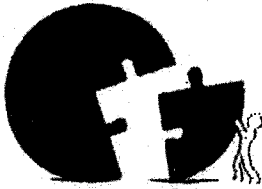
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RVC181205-01
Control Number

³ South Coast Air Quality Management District. Accessed at: <http://www.aqmd.gov/home/permits/risk-assessment>.

⁴ SCAQMD has developed the CEQA significance threshold of 10 in one million for cancer risk. When SCAQMD acts as the Lead Agency for its own projects or Responsible Agency for permit projects, SCAQMD staff conducts a HRA, compares the maximum cancer risk to the threshold of 10 in one million to determine the level of significance for health risk impacts, and identifies mitigation measures if the risk is found to be significant. Health risks from operating a gasoline service station must be demonstrated to be below 10 in one million before a permit can be issued.

⁵ South Coast Air Quality Management District. Accessed at: http://www.aqmd.gov/docs/default-source/planning/risk-assessment/gas_station_hra.pdf.



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

STANDARD LETTER OF APPLICATION WITHDRAWAL OR TRANSFER OF RIGHTS

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

CASE NUMBER(S): _____ Set I.D. No. _____

APPLICATION INFORMATION

Applicant Name: TAIT & Associates E-Mail: ccharbonnet@TAIT.com

Contact Person: Christian Charbonnet E-Mail: ccharbonnet@TAIT.com
If the applicant is not a person or persons, a contact person and their title is required

Mailing Address: 701 N. Parkcenter Drive
Santa Ana CA 92705
City State ZIP

Daytime Phone No: (714) 560-8614 Fax No: ()

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: 7/16/2018

(CHECK THE APPROPRIATE BOX)

I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

Check box if all concurrent cases are to be withdrawn.

I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department

Check box if all concurrent cases are to be withdrawn.

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

"Planning Our Future... Preserving Our Past"

STANDARD LETTER OF APPLICATION WITHDRAWAL OR RIGHTS TRANSFER


I TAIT & Associates (Christian Charbonnet) verify that I am the applicant of record, but no longer wish to continue as such, and hereby transfer all rights, privileges, and responsibilities to the new applicant, as indicated below, who verifies receipt thereof.


NEW Applicant Name: Mark Cooper (RED Valle Vista, LLC) E-Mail: MarkC@coopcore.com

Contact Person: Brandon Humann E-Mail: bhumann@core-eng.com
If the applicant is not a person or persons, a contact person and their title is required

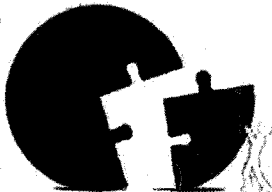
Mailing Address: 38122 Stone Meadow Drive
Street
Murrieta CA 92562
City State ZIP

Daytime Phone No: (913) 915-6538 Fax No: (951) 643.4728


Signature of Existing Applicant
Christian Charbonnet


Signature of New Applicant
RED Valle Vista, LLC By: Mark R. Cooper, Manager

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\296-1079 Standard Letter of Application Withdrawal or Rights Transfer.docx
Created: 8/28/2015 Revised: 06/17/2016



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Steve Weiss, AICP
Planning Director

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: TAIT & Associates

Contact Person: Christian Charbonnet E-Mail: ccharbonnet@TAIT.com

Mailing Address: 701 N. Parkcenter Drive
Santa Ana Street CA 92705
City State ZIP

Daytime Phone No: (714) 560-8614 Fax No: ()

Engineer/Representative Name: TAIT & Associates

Contact Person: Mike Silvey E-Mail: msilvey@TAIT.com

Mailing Address: 701 N. Parkcenter Drive
Santa Ana Street CA 92705
City State ZIP

Daytime Phone No: (714) 560-8676 Fax No: ()

Property Owner Name: Luigi Renna

Contact Person: Luigi Renna E-Mail: _____

Mailing Address: 43271 E. Florida Ave.
Hemet Street CA 92544
City State ZIP

Daytime Phone No: (951) 634-6535 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.)

Luigi Renna

PRINTED NAME OF PROPERTY OWNER(S)

Luigi Renna

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

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): 551-240-046

Approximate Gross Acreage: 1.14

General location (nearby or cross streets): North of Putter's Lane, South of Florida Ave, East of Lake Street, West of New Chicago Ave.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Demolition of existing restaurant for the new construction of 7-Eleven convenience store for 24-hour operation, off-site sale of beer and wine (subject to Type 20 License), and 6 MPDs Fuel Canopy, USTs, Healy Tank.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 348.4840 SECTIONS 9.50 thru 9.53, 18.12 thru 18.15, and 18.48.

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	6,295	35'	1	Restaurant (BTI-030086 Records)	<input checked="" 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	3,010	35'	1	Convenience Store
2	3,096	35'	N/A	Fuel Canopy
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
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). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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): WQMP, Hydrology/Drainage
Soils/Geotech

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: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ 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

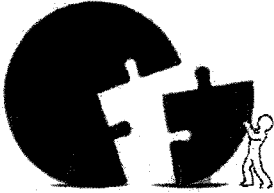
I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date _____
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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Date Submitted: 11.01.18

Supervisorial District: 3rd

Enter ALL Application Numbers assigned for project in County of Riverside Planning Department:

Application Number(s):	Date Filed:	Application Number(s):	Date Filed:
CUP180006			
GEO180025			

Assessor Parcel Number(s):

551-240-046

The property is owned by:

- | | |
|--|---|
| <input type="checkbox"/> Sole Ownership | <input checked="" type="checkbox"/> Limited Liability Company (LLC) |
| <input type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Corporation |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Trust |

The property is leased by (if any): _____

The Lessee is the applicant: Yes 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) 863-7040

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Provide the following documentation:

- A Preliminary Title Report issued by a title company licensed to business in the State of California dated less than 30 days prior to the date of submittal of this application.
- Documentation proving who has authority to sign the agreement, such as:
 - If Limited Liability Company: Please provide the Operating Agreement;
 - If Corporation: Please provide Articles of Incorporation and corporate resolution re: authority to execute agreements on behalf of the corporation;
 - If Partnership: Please provide either an LP1 or LP5 document, filed with the Secretary of State, and partnership agreement;
 - If Trust: Please provide a certified abstract of the trust.
- For out of State legal entities, please provide document showing registration with the California Secretary of State.

Property Owner Name: Luigi Renna

Contact Person: Luigi Renna E-Mail: _____

Mailing Address: 43271 E. Florida Ave.

Hemet CA 92544
City State ZIP

Daytime Phone No: (951) 634-6535 Fax No: () _____

Lessee/Applicant Name: RED Valle Vista, LLC

Contact Person: Mark Cooper E-Mail: markc@coopcore.com

Mailing Address: 38122 Stone Meadow Drive

Murrieta CA 92562
City State ZIP

Daytime Phone No: (913) 915-6538 Fax No: (951) 643-4728

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 property address and/or assessor's parcel 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.

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Additional Parties to be notified:

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

NOTES:

- 1) Applications must include all of the information requested information and documents.
- 2) Incomplete applications will not be accepted.
- 3) Additional information may be required after the initial application submittal and County review.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1082 Indemnification Agreement Information.docx
Created: 8/28/2015 Revised: 12/21/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

APPLICATION FOR DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY

In accordance with the Business and Professions Code, Section 23958.4, the State of California Department of Alcoholic Beverage Control (ABC) has been granted the authority to deny an application for an ABC License if there is "undue concentration of licenses." An "undue concentration" exists if the site for the license is deemed to be in a census tract where the ratio of on-sale or off-sale retail ABC licenses to population exceeds the ratio of on-sale or off-sale retail ABC licenses to population in the county in which the applicant premises are located. A license may still be issued, however, if the local agency (Riverside County Board of Supervisors) determines that the public use and necessity would be served by issuance of the license.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION INFORMATION

Applicant Name: 7-Eleven, Inc.

Contact Person: Roger Shadowen E-Mail: Roger.Shadowen2@7-11.com

Mailing Address: 330 E Lambert Rd
Brea CA 92821
City State ZIP

Daytime Phone No: (858) 780-8529 Fax No: ()

Engineer/Representative Name: Core

Contact Person: Sherrie Olson E-Mail: sherrieolsom2@gmail.com

Mailing Address: 1030 N Mountain Ave #190
Ontario CA 91762
City State ZIP

Daytime Phone No: (909) 519-1816 Fax No: (877) 858-9868

Property Owner Name: Luigi Renna

Contact Person: Vivian Arias E-Mail: vivianarias@outlook.com

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY

Mailing Address: 330 E Lambert Rd

Brea	Street CA	92821
City	State	ZIP

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 property address and/or assessor's parcel 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 subdivision is ready for public hearing.)

Luigi Renna

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)



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.

APPLICATION FOR DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY

PROJECT INFORMATION

Proposal (Describe Project/Ordinance No. 348 Reference No.):

Conditional Use Permit to allow the sale of a Beer and Wine for off-site consumption only; in conjunction with a proposed
7-Eleven Gas station convenience market; with the hours of operation being 24 hours daily.

Identify the particular type of license is being sought from the California Department of Alcoholic Beverage Control (ABC): TYPE 20 OFF-SALE BEER AND WINE

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

If yes, provide Application No(s). CUP180006PWOMP
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) CA Exempt EIR No. (if applicable): CA Exempt

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): Green House Gas, Traffic Study, Arcaeological report, Hydro

PROPERTY INFORMATION

Assessor's Parcel Number(s): 551~240~046

Approximate Gross Acreage: 1.14 Acres

General location (nearby or cross streets): North of San Marco Pl, South of
Florida Ave, East of New Chicago Ave, West of Romona Expy

This completed application form, together with all of the listed requirements provided on the Public Convenience and Necessity 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\295-1023 PCN Condensed Application.docx
Created: 07/07/2015 Revised: 07/30/2018

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 - Part 2 is to be completed by the applicant, and returned to ABC.
 - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

7 ELEVEN INC

2. PREMISES ADDRESS (Street number and name, city, zip code)

FLORIDA AVE & NEW CHICAGO AVE, SWC, HEMET, CA 92544

3. LICENSE TYPE

20

4. TYPE OF BUSINESS

Full Service Restaurant

Hofbrau/Cafeteria

Cocktail Lounge

Private Club

Deli or Specialty Restaurant

Comedy Club

Night Club

Veterans Club

Cafe/Coffee Shop

Brew Pub

Tavern: Beer

Fraternal Club

Bed & Breakfast:

Theater

Tavern: Beer & Wine

Wine Tasting Room

Wine only All

Supermarket

Membership Store

Service Station

Swap Meet/Flea Market

Liquor Store

Department Store

Convenience Market

Drive-in Dairy

Drug/Variety Store

Florist/Gift Shop

X Convenience Market w/Gasoline

Other - describe:

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

7. RATIO OF LICENSES TO POPULATION IN COUNTY

On-Sale

Off-Sale

On-Sale

Off-Sale

8. CENSUS TRACT NUMBER

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

437.02

2

On-Sale

X Off-Sale

5

On-Sale

X Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

X Yes, the number of existing licenses exceeds the number allowed

No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13)

No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

14. TOTAL NUMBER OF REPORTING DISTRICTS

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

16. AVERAGE NO. OF OFFENSES PER DISTRICT

17. 120% OF AVERAGE NUMBER OF OFFENSES

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

X c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do not proceed to Part 3.

Lined area for handwritten response to question 21.

22. APPLICANT SIGNATURE

23. DATE SIGNED

PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance. Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

Yes

No

See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

Lined area for handwritten additional comments.

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED 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 a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 180006 – Intent to Adopt a Mitigated Negative Declaration – CEQ180034 – Applicant: RED Valle Vista, LLC – Third Supervisorial District – San Jacinto Valley Area Plan – Florida Avenue Corridor Policy Area – Valle Vista Zoning District – General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northerly of Putter's Lane, southerly of State Route 74/Florida Avenue, easterly of Lake Street, and westerly of New Chicago Avenue – **REQUEST:** A Conditional Use Permit for the construction of a 24-hour gasoline service station with a convenience store that will include the sale of beer and wine for off-site consumption (subject to Type 20 License). The gasoline service station will have six (6) multiple product fuel dispensers, a fuel canopy, and an underground storage tank (UST) system. The existing building on the 1.14 acre site will be demolished.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 19, 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 Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department's Director's Hearing 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 mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated 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 Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 31, 2018,

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

APN (s) or case numbers 551-240-046 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

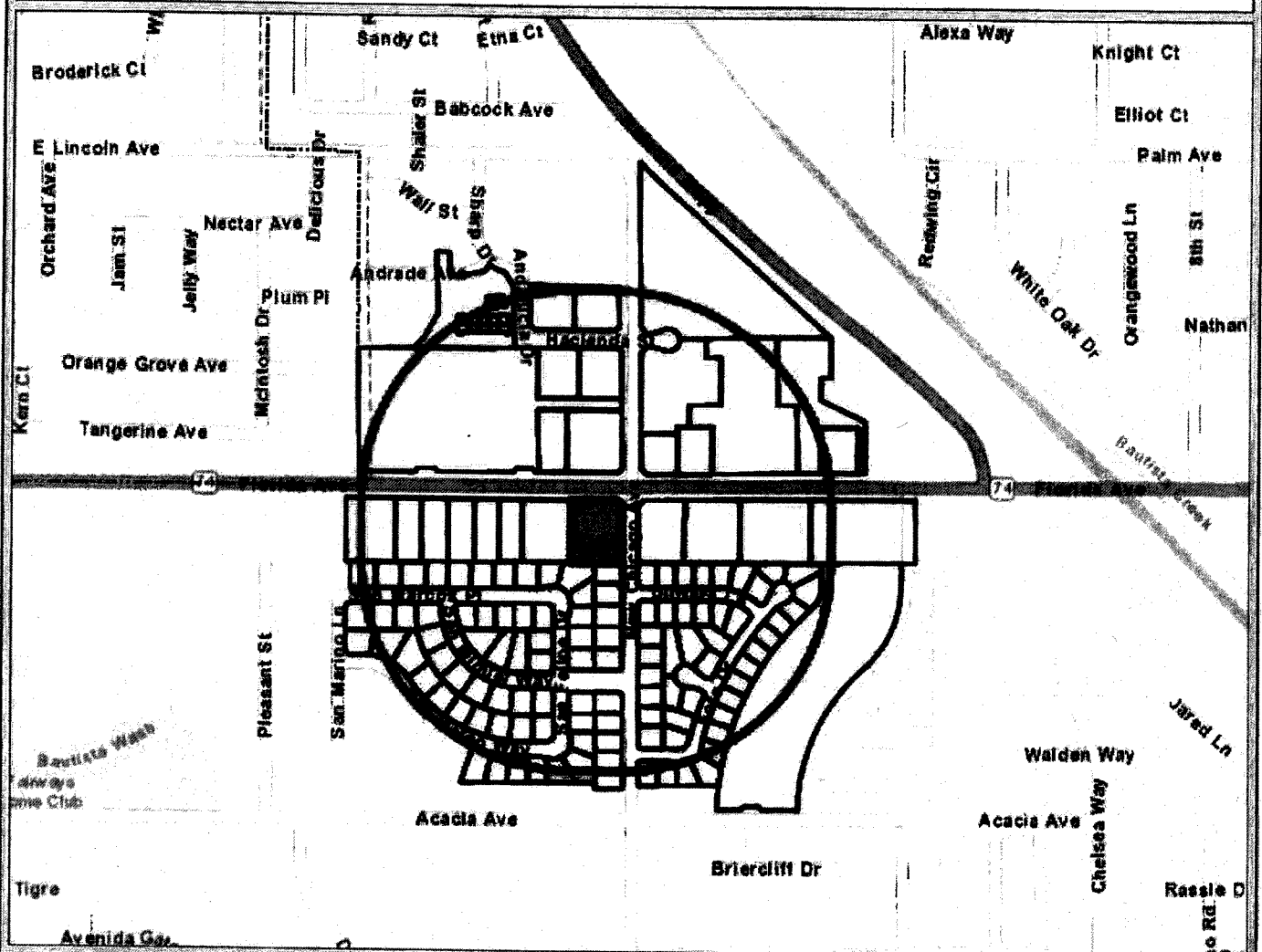
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

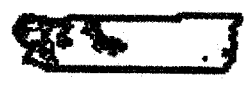
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

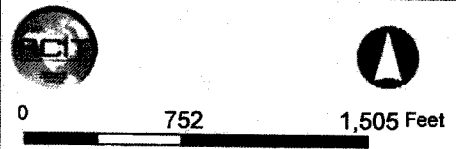
CUP180006 (1000 feet buffer)



- Legend**
- County Boundary
 - Cities
 - World Street Map



Notes



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

549090029
CENTURY FAST FOODS IV
10350 SANTA MONICA BLV
LOS ANGELES CA 90025

549090036
RAMONA EXPRESSWAY APARTMENTS
256 26TH ST NO 200
SANTA MONICA CA 90402

549102032
SHREE BALAJI INV
25760 NEW CHICAGO AVE
HEMET CA. 92544

549102033
JOSE ERNESTO ALVARADO
JOSE LUIS ALVARADO
550 S BOND ST
ANAHEIM CA 92805

549110032
JONATHAN FINCHER HAYS
ELIZABETH COLBY HAYS
J F HAYS

549102009
MICHAEL T DEARDORFF
VERA DEARDORFF
25808 FORE DR
HEMET CA. 92544

2640 ANNA ST
RIVERSIDE CA 92506

549110030
NORTHERN TRUST CO
201 S LAKE AVE STE 600
PASADENA CA 91101

549102008
JOELLYN CHEHOVIN
CHARLES WILLIAM HARD
25817 FORE DR
HEMET CA. 92544

549102021
JONHATTAN D SUAREZ
25960 FORE DR
HEMET CA. 92544

549102020
MPN 14 LTD PARTNERSHIP
4900 SANTA ANITA AV NO 2C
EL MONTE CA 91731

549102002
IOAN COSMA
43320 PUTTERS LN
HEMET CA. 92544

549101015
CHRISTOPHER A DIAZ
25940 NEW CHICAGO AVE
HEMET CA. 92544

549102010
JOSE DE JESUS SANCHEZ
BLANCA PATRICIA SANCHEZ
25818 FORE DR
HEMET CA. 92544

549101013
MICHAEL JOHN SCARLETT
JULIE LOUISE SCARLETT
25939 FORE DR
HEMET CA. 92544

549102019
BEATRICE M CARRASCO
SYLVIA B CARRASCO
25938 FORE DR
HEMET CA. 92544

549102004
JOHN B ROSS
MISTY L ROSS
43346 PUTTERS LN
HEMET CA. 92544

549102024
HERNANY RUANO
26162 REGENT CT
HEMET CA 92544

549090035
CARL KARCHER ENTERPRISES INC
R/JL
C/O C/O TAX DEPT
1325 N ANAHEIM BLV
ANAHEIM CA 92801

549102022
ARTEMIO SALMERON
25970 FORE DR
HEMET CA. 92544

549090034
URBAN AFFILIATES
888 S FIGUEROA ST NO 1900
LOS ANGELES CA 90017

549102007
FRANCISCO MAGANA
IRENE MAGANA
43380 PUTTER LN
HEMET CA. 92544

549102003
MARTIN TORRES
VICTORIA TORRES
43330 PUTTERS LN
HEMET CA. 92544

549102005
VALERIE ANTHONY
43358 PUTTERS LN
HEMET CA. 92544

549101014
MARTHA GARCIA RUIZ
25971 FORE DR
HEMET CA. 92544

549102001
CHARLES SCHULTZE
43306 PUTTERS LN
HEMET CA. 92544

549102023
RUDY PEYAKOV
ALICE B PEYAKOV
25980 FORE DR
HEMET CA. 92544

549110031
JONATHAN FINCHER HAYS
ELIZABETH COLBY HAYS
J FINCHER HAYS

2640 ANNA ST
RIVERSIDE CA 92506

549102006
BRENT M RANDOLPH
MARIA G RANDOLPH
43368 PUTTERS LN
HEMET CA. 92544

551402042
LINCOLN VIEW ASSOC
22525 NEW CHICAGO NO J
HEMET CA 92544

551251007
PATSY LOUISE PESTERFIELD
25862 SAN FELIPE DR
HEMET CA. 92544

551251003
SANJAY S JARIWALA
NEETA S JARIWALA
25841 NEW CHICAGO AVE
HEMET CA. 92544

551400004
THOMAS H CAHRAMAN
CHRISTINE J CAHRAMAN
P O BOX 1840
REDLANDS CA 92373

551262005
MICHAEL B MCCLELLAN
BETTY JEAN LITTLE
43122 SAN MATEO WAY
HEMET CA. 92544

551400007
VALLE VISTA APARTMENTS
C/O C/O RON MINEKIME
26722 ANADALE DR
LAGUNA HILLS CA 92653

551252006
JOSE ENRIQUE GARCIA
PERLA NIZ GARCIA
25861 SAN FELIPE DR
HEMET CA. 92544

551252008
JOHN SEYMOUR
DOLORES L SEYMOUR
43216 SAN MIGUEL WAY
HEMET CA. 92544

551262006
DIANE C GOODEY
P O BOX 3211
HEMET CA 92546

551251008
ROBERT L MAYNES
BRANDY L MAYNES
25840 SAN FELIPE DR
HEMET CA. 92544

551253002
JASON JAMES ESTES
43171 SAN MIGUEL WAY
HEMET CA. 92544

551251004
SHEREE SAINATH INC
25863 NEW CHICAGO AVE
HEMET CA. 92544

551252010
GALE S GRIFFITH
SYLVIA GRIFFITH
43190 SAN MIGUEL WAY
HEMET CA. 92544

551262004
WILLIAM MACK PAWLEY
10 RIVERSIDE CT
SILVER STAR MT 59751

551251006
ALICE ELAINE SMITH
THERESA MARIE SMITH
KAREN KAY ESHOM

24815 PICNIC LN
WILDOMAR CA 92595

551252009
DONALD MARK ANGLIN
IDA RUTH ANGLIN
43200 SAN MIGUEL WAY
HEMET CA. 92544

551262008
RAYMOND L THOMAS
ROSE M THOMAS
43170 SAN MATEO WAY
HEMET CA. 92544

551253004
DREW W CHRISTOPHER
SUSANNAH L CHRISTOPHER
12016 PETTIT ST
MORENO VALLEY CA 92555

551252007
ROBERT E DORAN
43230 SAN MIGUEL WAY
HEMET CA. 92544

551253013
COLLEEN NOEL BELTRAN
43180 SAN MATEO WAY
HEMET CA. 92544

551253008
KEVIN M MILLER
25907 SAN FELIPE DR
HEMET CA. 92544

551253003
CHRISTINA I RIVERA
ADAM DAVIDSON
43181 SAN MIGUEL WAY
HEMET CA. 92544

551253006
KENNETH SMITH FLINT
43221 SAN MIGUEL WAY
HEMET CA. 92544

551251005
DANIEL R LIND
ANN H LIND
43280 SAN MIGUEL WAY
HEMET CA. 92544

551262007
FRANK E ELLISON
CHRISTINE M ELLISON
43158 SAN MATEO WAY
HEMET CA. 92544

551253005
JUDITH RIESLAND
43211 SAN MIGUEL WAY
HEMET CA. 92544

551253009
JOHN E GRUBB
25939 SAN FELIPE DR
HEMET CA. 92544

551253012
CHARLES NELSON
DOROTHY NELSON
43200 SAN MATEO WAY
HEMET CA. 92544

551254010
TERRY A REAGAN
DONNAMARIE REAGAN
12601 BAJA PANORAMA
SANTA ANA CA 92705

551254011
RICK HORMEL
ADRIAN S ULTSCH
25907 NEW CHICAGO AVE
HEMET CA. 92544

551253007
MARY MARTHA WAHL
DAVID ARTHUR MITCHELL
43227 SAN MIGUEL WAY
HEMET CA. 92544

551254013
VASANT G PANDYA
25945 NEW CHICAGO AVE
HEMET CA. 92544

551254007
GARY LEE PATTERSON
25954 SAN FELIPE DR
HEMET CA. 92544

551254008
THEODORE WILLIAM SMITH
BRENDA KAY SMITH
25946 SAN FELIPE DR
HEMET CA. 92544

551253010
BETTY LOUISE PRINCE
43220 SAN MATEO WAY
HEMET CA. 92544

551254002
ROBERT STEPHEN HARTSFIELD
CORINNE DUVAL HARTSFIELD
43201 SAN MATEO WAY
HEMET CA. 92544

551254012
JOHN R WILLEMS
MARILYN R WILLEMS
25931 NEW CHICAGO AVE
HEMET CA. 92544

551254003
RHONDA LAXTON
43211 SAN MATEO WAY
HEMET CA. 92544

551254006
ALEJO GODINA
ROSALBA GODINA
43251 SAN MATEO WAY
HEMET CA. 92544

551254015
LAURA LUCRECIA A SANTIESTEBAN
25965 NEW CHICAGO AVE
HEMET CA. 92544

551253011
NEIL D VANDRUFF
BEVERLY A VANDRUFF
43210 SAN MATEO WAY
HEMET CA. 92544

551254009
STACY L MILLER
DAVID J MILLER
25932 SAN FELIPE DR
HEMET CA. 92544

551254004
GEOFFREY RAY
NORISSA RAY
43221 SAN MATEO WAY
HEMET CA. 92544

551254005
DEBORAH J NEAL
4919 GARDENA
RIVERSIDE CA 92545

551254014
FERNANDO F CASTRO
1469 E TAMOSHANTER ST
ONTARIO CA 91761

549101004
ELIZABETH R FIORITO
43347 PUTTERS LN
HEMET CA. 92544

549101012
STEVE L HILBON
24241 RHONA DR
LAGUNA NIGUEL CA 92677

549102011
SARVIA AGUIRRE
25828 FORE DR
HEMET CA. 92544

549101002
STEPHEN W BELLIS
KAREN M BELLIS
43320 ACACIA AVE
HEMET CA 92544

549101003
RUDY SULLENGER
ARLENE M SULLENGER
3337 FAIRMONT LN
OXNARD CA 93036

549102015
JOHN MCCABE
LUCICA MCCABE
26236 OLSENVIEW CT
HEMET CA 92544

549101010
GEORGE W HAVERTAPE
ROSLYN J HAVERTAPE
43330 SUNSHINE CT
HEMET CA. 92544

549101008
GEORGE W HAVERTAPE
ROSLYN J HAVERTAPE
G W HAVERTAPE

549101011
VICTOR SAENZ
43331 SUNSHINE CT
HEMET CA. 92544

43330 SUNSHINE CT
HEMET CA 92544

549101017
GERALD B WHITE
BETTY R WHITE
25910 NEW CHICAGO AVE
HEMET CA. 92544

549101018
LANGSTON STREET
15059 E IMPERIAL HWY
LA MIRADA CA 90638

549102017
PAUL RIGGI
DIANE RIGGI
25908 FORE DR
HEMET CA. 92544

549102016
KIMBERLY A MINESINGER
25894 FORE DR
HEMET CA. 92544

549102014
JOHN H WELLS
25864 FORE DR
HEMET CA. 92544

549101016
KANTILAL B PATEL
SHARDA K PATEL
25926 NEW CHICAGO AVE
HEMET CA. 92544

549101001
KAREN COCCHIARO
43307 PUTTERS LN
HEMET CA. 92544

549102013
LEANNA L JOHNSON
25852 FORÉ DR
HEMET CA. 92544

549101006
THOMAS G SAVAGE
MARCY SAVAGE
43381 PUTTERS LN
HEMET CA. 92544

549101007
THERESA MARIE PASTRANO
25871 FORE DR
HEMET CA. 92544

549090037
SOLARIUM CAPITAL
ICON HOLDINGS
PAYLESS DRUG STORE NORTHWEST INC
C/O DAVID TABAN
888 S FIGUEROA ST NO 1900
LOS ANGELES CA 90017

549090028
MBS PROP
STATER BROS MARKETS
C/O C/O STATER BROS
P O BOX 150
SAN BERNARDINO CA 92402

549090030
SOLARIUM CAPITAL
ICON HOLDINGS
C/O C/O DAVID TABAN
888 S FIGUEROA ST NO 1900
LOS ANGELES CA 90017

549102012
JAMES S DUNCAN
JANET L DUNCAN
25838 FORE DR
HEMET CA. 92544

549101020
KAREN COCCHIARO
25858 NEW CHICAGO AVE
HEMET CA. 92544

549101009
ELIZABETH RANGEL PENA
43346 SUNSHINE CT
HEMET CA. 92544

549101005
FERNANDO ORNELAS
KOREY ORNELAS
43361 PUTTERS LN
HEMET CA. 92544

549102018
TONY L HUDSON
REINA C SANDOVAL
25920 FORE DR
HEMET CA. 92544

549101019
JOHN RUSSELL EDWARDS
GRACE ANNETTE EDWARDS
PO BOX 1771
HEMET CA 92544

551400006
SUCHANA HERARATANATORN
22 N GREENWOOD AVE
PASADENA CA 91107

551400035
THOMAS R HAUSE
GOLDITY
PANG HSIUNG HWANG

551400005
WILLIAM MEDINA
C/O C/O WILLIAM MEDINA REV TRUST
444 YOSEMITE CIR
CORONA CA 92879

4815 ARBOR RD
LONG BEACH CA 90808

551400034
RESTAURANT LEADERSHIP GROUP
JACK IN THE BOX INC
RON B KLYNN
C/O KATE A MCCOY JONES
1650 FARNAM ST
OMAHA NE 68102

551400033
WALGREEN CO
C/O C/O REAL ESTATE TAX DEPT STORE 01080
300 WILMOT MS 3301 RD
DEERFIELD IL 60015

551240022
PHILLIP DALE BENNET
15961 FAIRGROVE AVE
LA PUENTE CA 91744

551240019
DALE P BENNETT
15961 FAIRGROVE AVE
LA PUENTE CA 91744

551240013
KUAN CHENG CHEN
LE CHAU HANG CHEN
28371 VISTA DEL VALLE
HEMET CA 92544

551251014
LA MONT SEIFERT
JUDY SEIFERT
43180 SAN MARCOS PL
HEMET CA. 92544

551251013
ZACHARY TYLER PETITE
JESSICA V PETITE
43200 SAN MARCOS PL
HEMET CA. 92544

551251011
RICHARD M DAVENPORT
43230 SAN MARCOS PL
HEMET CA. 92544

551251002
JERRY D WHITE
SHARON E WHITE
25827 NEW CHICAGO AVE
HEMET CA. 92544

551262010
GEORGE T RIVAS
43105 SAN MARCOS PL
HEMET CA. 92544

551252004
ROBERT W GOODFIELD
KIMBERLY S GOODFIELD
43217 SAN MARCOS PL
HEMET CA. 92544

551240014
HEMET AUTOMOTIVE GROUP
C/O HEMET AUTOMOTIVE GROUP
41530 FULTON AVE
HEMET CA 92544

551251012
NICHOLAS WAYNE CRINGAN
GABRIELA CRINGAN
43216 SAN MARCOS PL
HEMET CA. 92544

551252003
CARLOS GONZALES
LINDA GONZALES
43201 SAN MARCOS PL
HEMET CA. 92544

551252002
RYAN K BURIAN
43181 SAN MARCOS PL
HEMET CA. 92544

551261001
ALLEN G WINTERER
DIXIE JENSEN BROWN
43104 SAN MARCOS PL
HEMET CA. 92544

551252005
MICHELLE SWIERKOS
25841 SAN FELIPE DR
HEMET CA. 92544

551240017
HEMET AUTOMOTIVE GROUP
C/O HEMET AUTOMOTIVE GROUP
41530 FULTON AVE
HEMET CA 92544

551240037
NASSER M MOGHADAM
CHRISTINE E MOGHADAM
KAREEM JAFFER

551261002
ELIZABETH COOLEY
43114 SAN MARCOS PL
HEMET CA. 92544

44052 GALICIA DR
HEMET CA 92544

551251001
WINSTON L GREENE
JERI ANNE GREENE
27129 MERIDIAN
HEMET CA 92544

551240046
LUIGI RENNA
AE SUK RENNA
43271 E FLORIDA AVE
HEMET CA. 92544

551251016
CHARLES E BILLS
CHRISTY L SHARP
43140 SAN MARCOS PL
HEMET CA. 92544

551262009
DIANE Y MAGGIO
43115 SAN MARCOS PL
HEMET CA. 92544

551253001
LORENZO GRADILLA
GRACE L GRADILLA
43161 SAN MIGUEL WAY
HEMET CA. 92544

551251015
RODRIGO GUTIERREZ BANDERAS
43160 SAN MARCOS PL
HEMET CA. 92544

551252001
SILVIO VOTA
5094 VIA MANOS NO E
OCEANSIDE CA 92057

551262001
MICHAEL A TAULLI
43127 SAN MARCOS PL
HEMET CA. 92544

551240025
HEMET AUTOMOTIVE GROUPE
C/O C/O STEPHEN C PETTY
41530 FULTON AVE
HEMET CA 92544

551251009
GAYLE LYNNE ASEBEDO
JOHN W WOODBURY
25826 SAN FELIPE DR
HEMET CA. 92544

551261003
JAMES H LAUGHNER
43126 SAN MARCOS PL
HEMET CA. 92544

551251010
MERVIN EARL PEW
VICIE SUE PEW
25810 SAN FELIPE DR
HEMET CA. 92544

551402010
BRIDGETTE JONES
30146 DIAMOND RIDGE CT
ROMOLAND CA 92585

551402026
MICHAEL J OVERACKER
43195 ANDRADE AVE STE B
HEMET CA. 92544

551402024
DENNIS J HOGAN
DELLA HOGAN
3095 SHERRY DR
HEMET CA 92544

551402035
GERALD WESTLEY
43195 ANDRADE AVE STE N
HEMET CA. 92544

551402034
JUDITH A FEENEY
38835 AVD LA CRESTA
MURRIETA CA 92562

551402041
DOLORES RAMIREZ
RAQUEL RAMIREZ
C/O C/O RAQUEL RAMIREZ
43195 ANDRADE AVE STE P
HEMET CA. 92544

551402037
PATRICK K COLLARD
JOELLE L GARFINKEL
645 FRONT ST NO 1507
SAN DIEGO CA 92101

551402030
JOHN RUIZ
43195 ANDRADE AVE STE C
HEMET CA. 92544

551402027
MONICA M BOLIC
43195 ANDRADE AVE STE L
HEMET CA. 92544

551402028
WEN HUANG
43195 ANDRADE AVE STE J
HEMET CA. 92544

551402005
CRUZ AZUCENA A DONAN
43235 ANDRADE AVE STE H
HEMET CA. 92544

551402011
LORETTA SPARKS
KAREN ALONZO
C/O C/O LORETTA SPARKS
P O BOX 6285
HUACHUCA CITY AZ 85616

551402039
CORY SUMRALL
KASSANDRA RAY
43195 ANDRADE AVE STE O
HEMET CA. 92544

551402023
LINDA PERSSON
4905 CASSIOPE CT
HEMET CA 92545

551402031
JAMES C SUMMERS
MELANIE A SUMMERS
AMANDA L VELETA

43195 ANDRADE AVE STE M
HEMET CA. 92544

551402004
XIAO HUA ZHOU
6040 SULTANA AVE
TEMPLE CITY CA 91780

551402025
RICHARD H MEAD
LYNETTE S MEAD
311 TABBY LN
HEMET CA 92544

551402040
JOSE V GUTIERREZ
VIRGINIA M GUTIERREZ
5172 MISSION ROCK WY
RIVERSIDE CA 92509

551402033
RICHARD H MEAD
LYNETTE S MEAD
311 TABBY LN
HEMET CA 92544

551402029
NICK E NICOLETTI
43195 ANDRADE AVE STE S
HEMET CA. 92544

551402032
ANTONIO MERAS
43195 ANDRADE AVE STE H
HEMET CA. 92544

551402036
CHRISTOPHER J RAMIREZ
DELORES RAMIREZ
43195 ANDRADE AVE STE G
HEMET CA. 92544

551402038
NABIL A ISSA
525 E SEASIDE WAY NO 1805
LONG BEACH CA 90802

11/6/2018 6:42:06 PM

Mark Cooper
RED Valle Vista LLC
38122 Stone Meadow Drive
Murrieta CA 92562

Brandon Humann
Core States Group
4240 E Jurupa Street
Suite 402
Ontario CA 91761

Eastern Municipal Water District
Warren A. Beck, PE
PO Box 8300
2270 Trumble Road
Perris, CA 92570-8300

CALTRANS District #8
Attn: Mark Roberts, MS: 725
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400

Richard Drury
Theresa Rettinghouse
Lozeau Drury LLP
410 12th Street Suite 250
Oakland CA 94607

Salvador Flores
Southern California Edison
2244 Walnut Grove Ave., Room 312
PO Box 800
Rosemead, CA 91770-0800

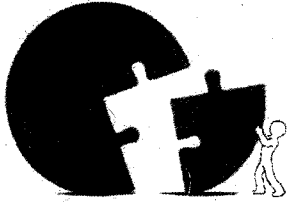
California State Department of
Alcoholic Beverage Control
3737 Main Street, Suite 500
Riverside CA 92501-3348

City of Hemet
Planning Department
445 East Florida Avenue
Hemet California
92543

Southern California Gas Company
Engineering Department
P.O Box 3003
Redlands, CA 92373-0316
Attn: Teresa Roblero ML: 8031

SCAQMD
21865 Copley Drive
Diamond Bar CA 91765

Winchester Homeland MAC
43950 Acacia Ave #A
Hemet CA 92544



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

CONDITIONAL USE PERMIT NO. 180006 – CEQ180034 – Applicant: RED Valle Vista, LLC – Third Supervisorial District – San Jacinto Valley Area Plan – Florida Avenue Corridor Policy Area – Valle Vista Zoning District - General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: North of Putter’s Lane, South of Florida Avenue, East of Lake Street, and West of New Chicago Avenue.– 1.14 Acre – REQUEST: A Conditional Use Permit revision for the demolition of an existing building and the construction of a 7-Eleven convenience store for 24-hour operation, off-site sale of beer and wine (subject to Type 20 License), and 6 MPDs Fuel canopy, UST’s Healy Tank. – APN: 551-240-046 – Related Cases: CFW180030.

Project Title/Case Numbers

Brett Dawson
County Contact Person

(951) 955-0972
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

RED Valle Vista LLC

Project Applicant

Address

North of Putter’s Lane, South of Florida Avenue, East of Lake Street, and West of New Chicago Avenue

Project Location

See above

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 20, 2018, and has made the following determinations regarding that project:

1. The project Will have a significant effect on the environment.
2. A Mitigated Negative Declaration Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.00+\$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 adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier MND, 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

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

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**INVOICE (INV-00043268)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Christian Charbonnet
TAIT & Associates
701 N Parkcenter Dr
Santa Ana, Ca 92705

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00043268	04/09/2018	04/09/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180030	0452 - CF&W Trust Record Fees	\$50.00
43271 E Florida Ave Hemet, CA 92544		SUB TOTAL \$50.00

TOTAL **\$50.00**

Please Remit Payment To:
County of Riverside
P.O. Box 1605
Riverside, CA 92502

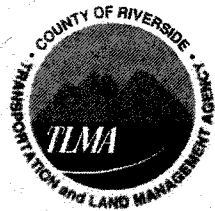
Credit Card Payments By Phone:
760-863-7735

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 H
Palm Desert, CA 92211

RI-R18063604



COUNTY OF RIVERSIDE
TRANSPORTATION LAND MANAGEMENT AGENCY
PERMIT ASSISTANCE CENTER

Receipt Number: RI-R18063604 Amount: \$2,280.75 11/29/2018 4:37 pm
Payment Method: Check Notations: 1016 Payment Status: Complete Init: JP

Permit No(s): CFW180030
Parcel Number: 551240046
Site Address: 43271 E FLORIDA AVE

This Payment: \$2,280.75

Permit No	Account Code	Description	Amount
CFW180030	208100-65835-3120100000	0451 - CF&W Trust ND/MND	\$2,280.75
		Total:	\$2,280.75

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

Additional information at www.rctlma.org

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

Desert Permit Assistance Center
77588 El Duna Ct Suite H
Palm Desert, CA 92211