

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



ITEM: 1.4  
(ID # 12042)

**MEETING DATE:**

Tuesday, March 17, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 190015 - Applicant: Sanjay Kumar - Engineer/Representative: Sherrie Olson - Third Supervisorial District - Bautista Zoning Area - San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) - Location: north of State Route 74/Florida Avenue, west of Lincoln Avenue, south of Avenida Avila, and east of 1st Street - 0.48 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - REQUEST: Receive and file the Planning Commission's approval of Conditional Use Permit No. 190015, which consists of a proposal to allow the sale of beer and wine for off-site consumption within an existing convenience store associated with a gasoline service station on the site and to approve the Public Convenience and Necessity Findings. The subject site is approximately 1.12 acres and includes a 1,900 square feet convenience store and a gasoline service station with 12 fueling pumps. Currently, the gasoline service station and convenience store has a 24-hour operation. This project does not include any modifications to the interior or exterior of the building or any other portion of the site. The sale of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m. APN: 548-070-029. District 3. [Applicant Fees 100%]

**ACTION: Consent**

Charissa Leach, Assistant TLMA Director

3/4/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: March 17, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on February 19, 2020.

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The existing gas station of 12 pumps and 1,900 square feet 24-hour convenience store is currently operating under the scope of Plot Plan (PP) No. 9540, which was approved for this site on June 19, 1987.

The Planning Commission approved the project with a 4-0 vote (Commissioner Leonard Abstained).

**Board Action**

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

**Impact on Residents and Businesses**


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

All fees are paid by the applicant, there is not a General Fund obligation.

**ATTACHMENTS:**

- PLANNING COMMISSION MINUTES**
- PLANNING COMMISSION STAFF REPORT**

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



Jason Farin, Senior Management Analyst

3/10/2020



**PLANNING COMMISSION  
MINUTE ORDER  
FEBRUARY 19, 2020**

**I. AGENDA ITEM 4.1**

**CONDITIONAL USE PERMIT NO. 190015 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (Common Sense Exemption) – Applicant: Sanjay Kumar – Representative: Sherrie Olson – Third Supervisorial District - Bautista Zoning Area - San Jacinto Area Plan – Location: Northerly of Florida Avenue, westerly of Lincoln Avenue, and southerly of Palm Avenue – 1.12 Acres – Zoning: C-P-S (Scenic Highway Commercial).

**II. PROJECT DESCRIPTION:**

**Conditional Use Permit No. 190015** proposes to allow the sale of beer and wine for off-site consumption within an existing convenience store associated with a gasoline service station on the site and to approve the Public Convenience and Necessity Finding. The subject site is approximately 1.12 acres and includes a 1,900 sq. ft. convenience store and a gasoline service station with 12 fueling pumps. Currently, the gasoline service station and convenience store has a 24-hour operation. This project does not include any modification to the interior or exterior of the building or any other portion of the site. The sale of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

Spoke in favor:

Sherrie Olson, Applicant's Representative

No one spoke in opposition or in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

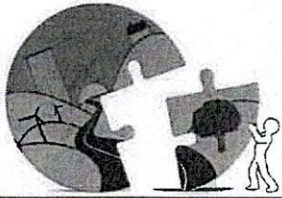
Motion by Commissioner Shaffer, 2<sup>nd</sup> by Commissioner Thornhill

A vote of 4-0 (Commissioner Leonard Abstained)

**FOUND** the project exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** the Determination of Public Convenience and Necessity; and,

**APPROVED** Conditional Use Permit No. 190015, subject to the conditions of approval.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

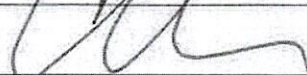
**Agenda Item No.**

**4.1**

**Planning Commission Hearing: February 19, 2020**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	CUP190015	<b>Applicant:</b>	Sanjay Kumar
<b>Select Environ. Type</b>	CEQA Exempt - 15061(b)3, 15301		
<b>Area Plan:</b>	San Jacinto Valley	<b>Representative:</b>	Sherrie Olson
<b>Zoning Area/District:</b>	Bautista Area		
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Dionne Harris		
<b>Project APN(s):</b>	548-070-029		

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**CONDITIONAL USE PERMIT NO. 190015** is a proposal to allow the sales of beer and wine for off-site consumption within an existing convenience store associated with a gasoline service station on the site and to approve the Public Convenience and Necessity Findings. The subject site is approximately 1.12 acres and includes a 1,900 square feet convenience store and a gasoline service station with 12 fueling pumps. Currently, the gasoline service station and convenience store has a 24-hour operation. This project does not include any modification to the interior or exterior of building or any other portion of the site. The sales of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m.

The description as included above constitutes the "Project" as further referenced in this staff report.

This proposed project is located at 44462 Florida Avenue, north of State Route 74/Florida Avenue, west of Lincoln Avenue, south of Avenida Avila, and east of 1st Street, within the unincorporated community of Valle Vista.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)3 and 15301 (Existing Facilities) based on the findings and conclusions in the staff report;

**APPROVE** the **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**, so that a license to allow the sale of beer and wine for off-site consumption on the subject property may be issued by the California Department of Alcoholic Beverages Control, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 190015**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Commercial Retail (CR)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Scenic Highway Commercial (C-P-S)
South:	Scenic Highway Commercial (C-P-S)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Existing Gas Station with Convenience Store
Surrounding Uses	
North:	Single Family Residence
South:	Vacant
East:	Tire Shop
West:	Vacant

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.12	N/A
Existing Building Area (SQFT):	1,900 square feet	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Building Height (FT):	24'	50' maximum

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Convenience market	1,900	1/200 sq. ft. of gross floor area + 1 ADA	15	16

**Located Within:**

City's Sphere of Influence:	Yes – Hemet
Community Service Area ("CSA"):	Yes – CSA-152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	Yes – Western Riverside County
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background:**

Plot Plan (PP) No. 9540, the previously approved project on June 19, 1987, for the gas station of 12 pumps and 1,900 square foot, 24-hour convenience store. The Conditional Use Permit No.190015 will be in addition to the Plot Plan No. 9540 and all conditions of approval associated with the Plot Plan No. 9540 would still remain in place.

### ***Project Analysis***

The application for the Conditional Use Permit (CUP) No. 190015 was submitted on August 6, 2019. The Project is exclusively to permit the sale of beer and wine for off-site consumption (ABC Type 20 license) within the existing 1,900 square foot, 24-hour convenience store operating in conjunction with the 12 fuel pump gasoline service station currently onsite. The applicant proposes to operate the sale of beer and wine seven days a week from 6:00 a.m. to the following day at 2:00 a.m. The Project does not include any modification to the interior or exterior of any building or any other portion of the site.

Ordinance No. 348, Section 18.48, subsection B.1 provides, "The sale of alcoholic beverages for off premises consumption shall only be allowed in the following zone provided a conditional use permit has been approved pursuant to Section 18.28 of this ordinance: R-R, C-1/C-P, C-P-S, C-R, and MU." The zone classification for the Project site is Scenic Highway Commercial (C-P-S), and therefore the sale of beer and wine for off premises consumption is allowed onsite with an approved CUP.

The project site's General Plan Foundation Component is Community Development (CD) and the land use designation is Commercial Retail (CR). The Foundation Component and land use designation allows for the development of commercial retail and service uses within a community. The proposed Project is consistent with the Commercial Retail (CR) land use designation because the Project is exclusively to allow a commercial retail use, specifically the sale of beer and wine (ABC Type 20 license), within an



existing 1,900 square foot 24-hour convenience store and gas station, a retail use that is currently servicing the community.

***Alcohol Sales and Public Convenience and Necessity***

Currently, there are three (3) licenses for sale for off-site consumption issued in Census Tract 437.01. Approval of this Project would increase the number of existing alcohol beverage control licenses to four (4). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is one (1) based on the population within this census tract. Approval of this Project will further exceed the number of typically allowed licenses for a census tract. However, ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations and as detailed in the findings.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

Section 15061(b)3 provides that an activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Project is to allow the sale of beer and wine for off-site alcohol consumption at an existing convenience store operating in conjunction with a gas station. Since the Project is for permitting the sale of beer and wine for off-site alcohol consumption only, and will not create any physical changes to the exterior of the store, and would have no potential for causing a significant effect on the environment, the proposal qualifies as exempt based on Section 15061(b)3 of the State CEQA guidelines.

Section 15301 exempts permitting, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project is to allow the sale of beer and wine for off-site alcohol consumption for an existing convenience store. Since the Project is for permitting the sale of beer and wine for off-site alcohol consumption only, and will not create any physical changes to the exterior of the store, the Project would involve negligible or no expansion of use from what currently exists and therefore qualifies as exempt based on Section 15301 of the State CEQA guidelines.

**FINDINGS AND CONCLUSIONS**

**In order for the County to approve this proposed project, the following findings are required to be made:**

**Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail (0.20-0.35 FAR). The Commercial Retail land use designation, states it encourages, "Local and regional serving retail and service uses" for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The Project is consistent with the Land Use Designation because the use is the retail sale of beer and wine at the existing convenience store, which will provide local and regional retail and services.

2. The Project is surrounded by properties which have a General Plan Land Use Designation of Commercial Retail (CR) to the south, east, and west and Medium Density Residential (MDR) to the north.
3. The project site has a Zoning Classification of Scenic Highway Commercial (C-P-S). Pursuant to Ordinance No. 348, Article IXb, Section 9.50, Subsection B, Item Nos. 22 and 23, gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption, and convenience stores, including the sale of motor vehicle fuel, are permitted uses in the C-P-S zone with the approval of a conditional use permit granted in accordance with Section 18.28 of Ordinance No. 348.
4. The sale of alcoholic beverages for off-premises consumption shall only be allowed in the following zones provided a conditional use permit has been approved pursuant to Section 18.28 of Ordinance No. 348: R-R, C-1/C-P, C-P-S, C-R and MU. Pursuant to Section 18.48, a conditional use permit shall be required for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption. Accordingly, the project is designed and conditioned to comply with the development standards of Ordinance No. 348, Section 18.48 for Alcoholic Beverage Sales.
5. The project site is surrounded by properties which have a Zoning Classification of Scenic Highway Commercial (C-P-S) to the south, east, and west, and Rural Residential (R-R) to the north.

**Conditional Use Permit Entitlement Findings:**

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit or Public Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. As identified in the Land Use findings, the project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR). The Commercial Retail land use designation allows retail uses, which the proposed Project is related to the sale of beer and wine within a convenience store associated with a gas station already existing onsite.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, and since the Project is subject to and will be required to comply with the development standards of Ordinance No. 348, Section 18.48 for Alcoholic Beverage Sales that are intended to minimize potential impacts to public health, safety, and general welfare from such uses. If the project is found to not comply with these standards, the Conditional Use Permit may be revoked.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property as the Conditional Use Permit would maintain the existing commercial use of the convenience store, thus not creating any substantially new use that would be incompatible with the surrounding uses of primarily commercial. The project complies with the General Plan Designation Land Use Designation of Commercial Retail (CR) and zoning classification of Scenic Highway Commercial (C-P-S) of the site and therefore does not include any deviation from what is currently permitted on the site through the General Plan or Zoning Ordinance.

4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The County of Riverside Department of Transportation has not required improvement. The existing frontage road 'Florida Avenue' has already been improved at the required width of 118 feet.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project consists of a convenience store and gas station that are inter-related on one parcel. The buildings contribute to one use, and due to the nature of the convenience store and gas pumps, there is no practical reason to divide the property individually.

**Development Standards Findings:**

Section 9.53 provides the following development standards for the C-P-S zone:

1. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
2. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. The highest elevation of the project reaches 25 feet, therefore no setbacks apply.
3. No building or structure shall exceed 50 feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. The existing convenience store and canopy height is at 25 feet and therefore complies with the maximum height requirement.
4. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. The project has been determined to need to provide 15 spaces, whereby 16 were provided.
5. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The elevations detail that there are parapets that will screen any roof mounted equipment. It is conditioned that no roof equipment will be visible from a minimum sight distance of 1,320 feet.

Section 18.48 provides the following development standards for the alcoholic beverage sales:

1. A conditional use permit shall be required for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption. A conditional use permit is being processed for the sale of alcoholic beverages for off-premises consumption in the Scenic Highway Commercial (CPS) zoning classification.

2. A conditional use permit shall be required for the sale of alcoholic beverages for off-premises consumption in all zoning classifications, excluding C/V, where such zoning would permit the sale with plot plan approval or conditional use permit approval, however, that the provisions of Subsection B.1. shall not apply to a retail commercial establishment which (1) contains at least 20,000 square feet of interior floor space and is primarily engaged in the sale of groceries and (2) does not sell motor vehicle fuels. A conditional use permit is being processed for the sale of alcoholic beverages for off-premises consumption in the Scenic Highway Commercial (CPS) zoning classification.
3. Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground. A radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any playgrounds, parks, schools or nonprofit youth facilities within 600 feet the site. There are no schools, public parks, nonprofit youth facilities, or playgrounds located with 600 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park, nonprofit youth facilities or playground.

Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities. A notice of public hearing has been given to all property owners within 1,000 feet of the subject facility.

4. The following additional development standards shall apply as conditions of approval with the Advisory Notification Document 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 of each location and the management at each location 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 beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

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

### **Public Convenience and Necessity**

1. The project is located within Census Tract 437.01. The 2010 census population for Census Tract 437.01 was 3,805 persons according to the U.S. Census Bureau.
2. The maximum concentration level for General Alcohol License of beer and wine (Type 20) is limited to one per 2,500 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code Section 238175).
3. Currently, there are three (3) alcohol beverage control licenses for sale for off-site consumption issued in Census Tract 437.01. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to four (4). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for off-site consumption for this census tract is one (1) based on the population within this census tract. Approval of this Conditional Use Permit will further exceed the number of typically allowed licenses for a census tract. However, ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations.
4. The California Alcoholic Beverage Control Board requires the local jurisdiction to make a finding of public convenience and necessity for the granting of a license when said granting would cause an over concentration of licenses within a census tract, or when an over concentration already exists.
5. According to ABC, over concentrations of existing licenses above those allocated for Census Tracts are common occurrences.
6. Based upon the information contained within the staff report and accompanying attachments, the Planning Commission is required to find the proposal to be in the interest of the Public Convenience of Necessity as follows:
  - a. The sale of alcohol at this convenience store will be a public convenience. The subject property proposes to sell beer and wine for the convenience of its patrons that shop at the convenience store or use the gas station. It is convenient for consumers to purchase beer and wine at the same time as shopping at the convenience store or using the gas station.
  - b. The approval of a new license for the off-sale of beer and wine is an ancillary use to a convenience store and will not have a disproportionate impact on adjacent residential neighborhoods or sensitive uses. Less than 5-7% of store area is devoted exclusively for beer and wine sales. The sale of beer and wine is an ancillary use to the sale of general merchandise and groceries and will not adversely affect the adjacent property or sensitive uses that may be nearby.

- c. The approval of the sale of beer and wine will not result in an adverse impact on public health, safety, or welfare. The location or the use shall not result in adverse impacts on public health, safety or welfare in that the subject business is a convenience store within minimal area allocated to beer and wine sales. This proposal was routed to the Riverside County Sheriff's Department for review and comment on December 3, 2019. A public hearing notice was mailed to adjacent property owners within 1000' feet of the subject site. To date, staff has not received any comments from the public. As well, the Sheriff's Department has no obligation to this proposal. Staff has included conditions of approval to address any potential adverse impacts to the surrounding area.
- d. The proposed project does provide the public necessity and convenience for the residents of the surrounding community. The Project provides additional local retail services for the surrounding community in line with the General Plan. In addition, the Project will provide a convenience to local residents, jobs, and overall economic growth in the community. By providing fueling as well as retail options, the Project will reduce the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.

#### **Other Findings:**

1. The project site is located not within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan. The site, although not located in a conservation area, is located within a fee area, and would be subject to any applicable fees. Therefore, the proposed project will not conflict with any MSHCP policies or requirements.
2. The project site is located within the City of Hemet sphere of influence area and was submitted on December 3, 2019 to the City for their review. The County received no comments regarding this proposed project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to Airport Land Use Commission ("ALUC") review.
4. Since the project is exempt from the requirements of CEQA and based on the provisions of AB 52, projects that are exempt from CEQA are not subject to the consultation requirements of AB 52.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite

mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Conclusion:**

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the date of this report, Planning Staff has not received any written communication/phone calls.

**APPEAL INFORMATION**

The decision of the hearing body is considered final and no action by the Board of Supervisors is required unless, within ten days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board or unless the Board assumes jurisdiction by ordering the matter set for public hearing.

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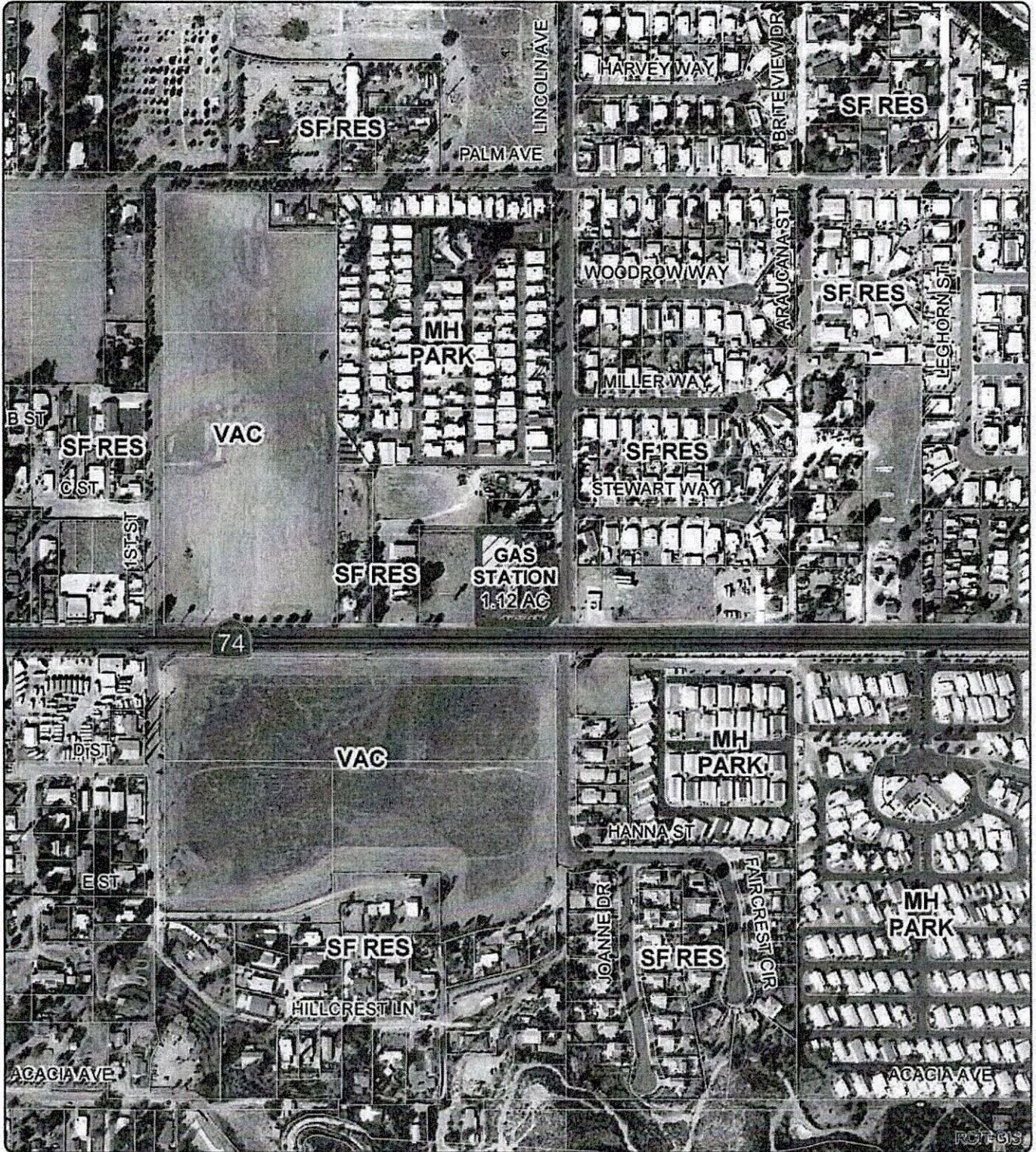
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190015

LAND USE

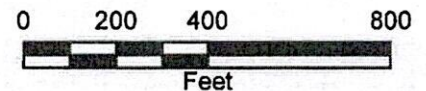
Supervisor: Washington  
District 3

Date Drawn: 10/04/2019  
Exhibit 1



Zoning Area: Bautista

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rctmwa.org>

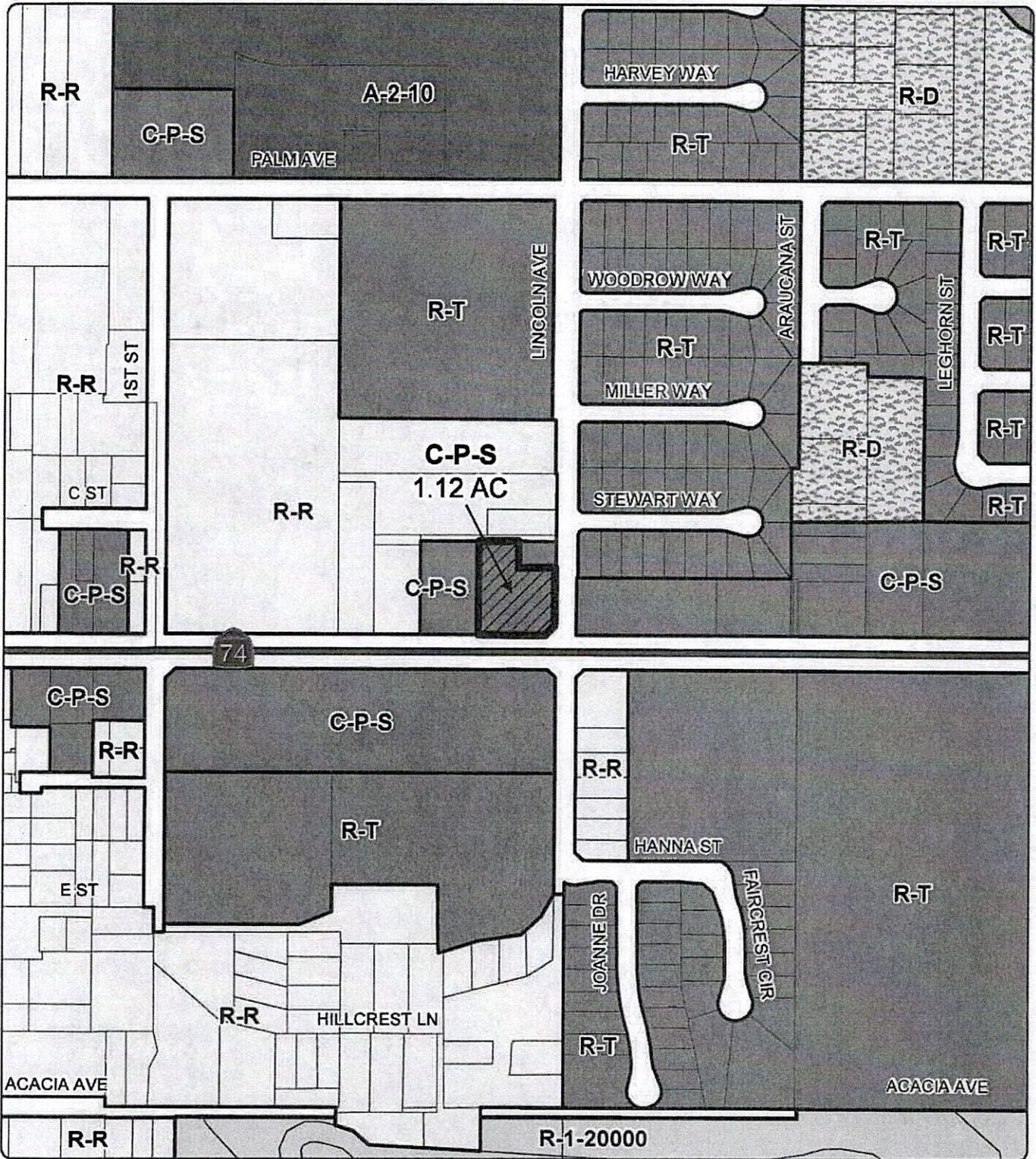
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP190015

### EXISTING ZONING

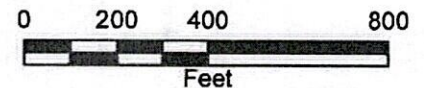
Supervisor: Washington  
District 3

Date Drawn: 10/04/2019  
Exhibit 2



Zoning Area: Bautista

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://rclpmplanning.rctdms.org>

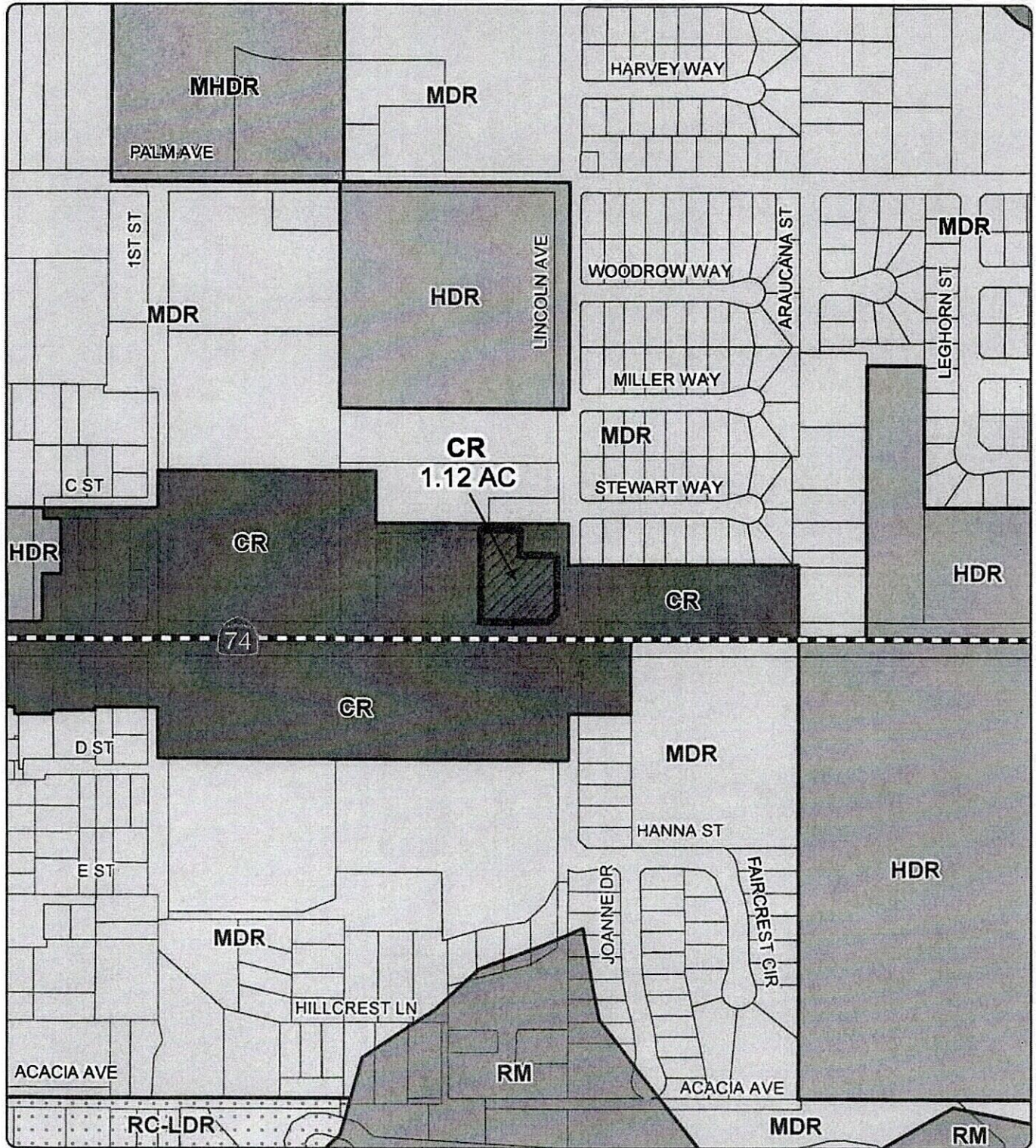
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP190015

### EXISTING GENERAL PLAN

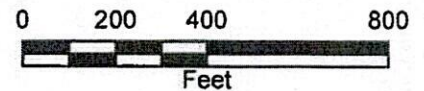
Supervisor: Washington  
District 3

Date Drawn: 10/04/2019  
Exhibit 5

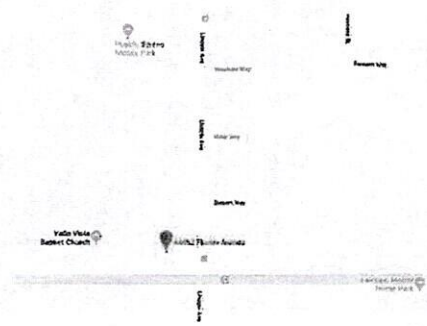
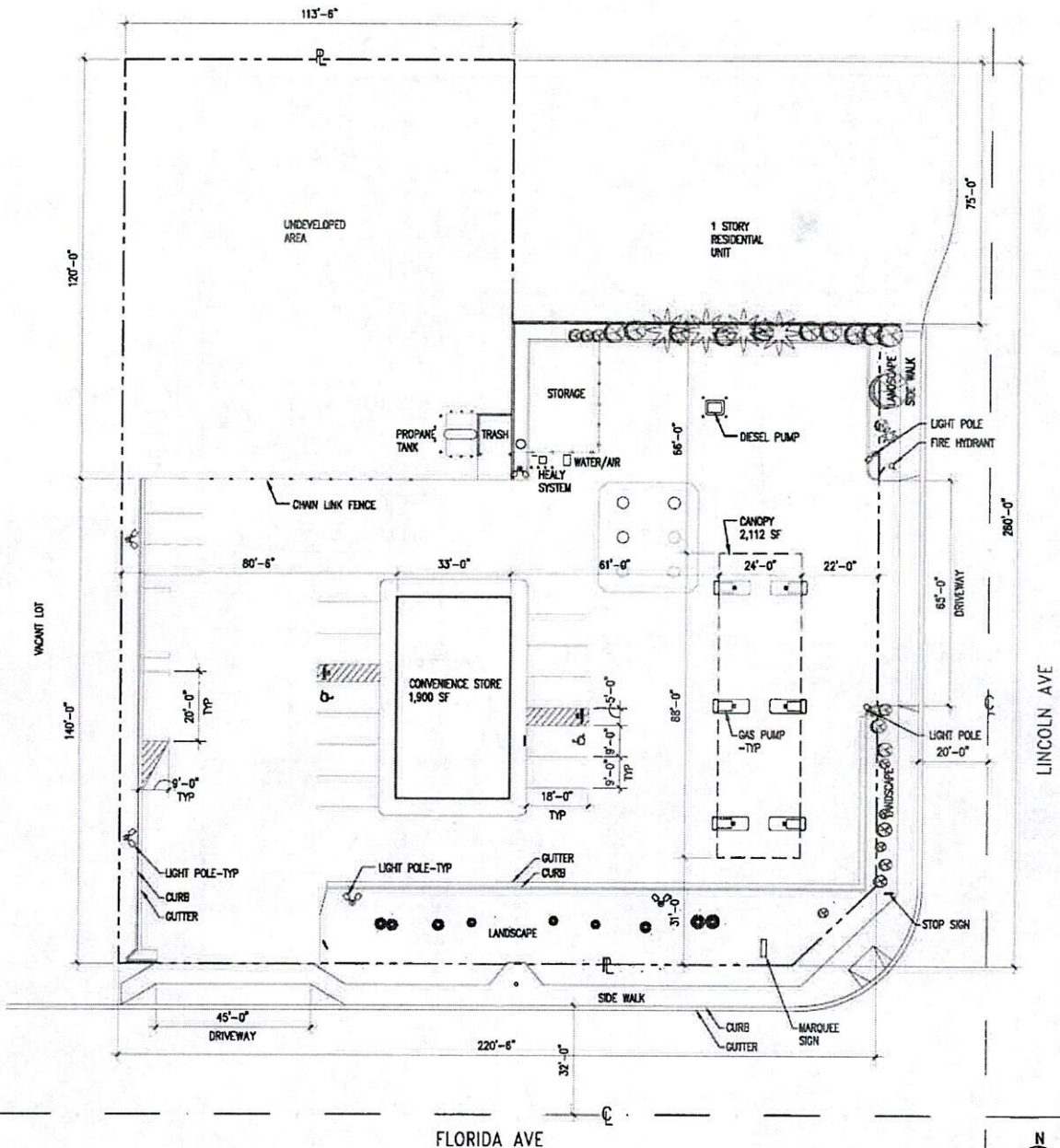


Zoning Area: Bautista

Author: Vinnie Nguyen



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



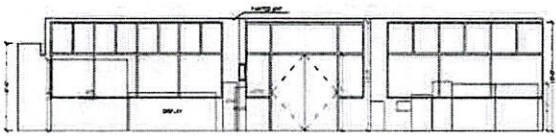
**SITE DESCRIPTION:**  
 TOTAL SITE AREA: 49,030  
 FLOOR AREA:  
 CONVENIENCE STORE: 1,900 SF  
 CANOPY AREA: 2,112 SF  
 ZONING: C-P-S  
 LAND USE:  
 COMMERCIAL  
 PARKING PROVIDED:  
 STANDARD: 14  
 ADA: 2  
 TOTAL PROVIDED: 16  
 NOTE: NO REMODEL. ALL EXISTING.

**OWNER:**  
 SANJAY KUMAR  
 44462 FLORIDA AVE,  
 HEMET, CA

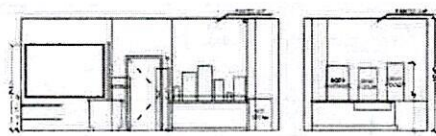
DATE	07/01/2019
PROJECT	Gas Station-Hemet
DRAWN BY	[Name]
CHECKED BY	[Name]
APPROVED BY	[Name]
SCALE	AS SHOWN
REVISIONS	

1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. FINISHES ARE TO BE AS NOTED.  
 4. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.  
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETIES.  
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.  
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.  
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.  
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

**PPM**  
 PRECISION PROPERTY MEASUREMENTS  
 8422 E. PACIFIC COAST  
 FIDELITY 1 2ND FLOOR  
 LONG BEACH, CA 90804  
 T. 562.433.8100  
 F. 562.433.8100  
 WWW.PPMCO.NET

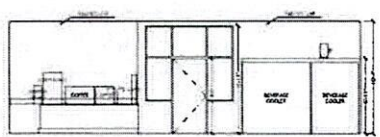


(A) EAST ELEVATION

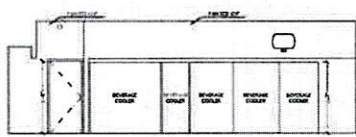


(B) SOUTH ELEVATION

(D) SOUTH ELEVATION



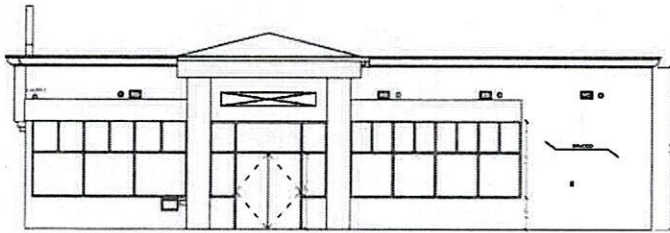
(C) WEST ELEVATION



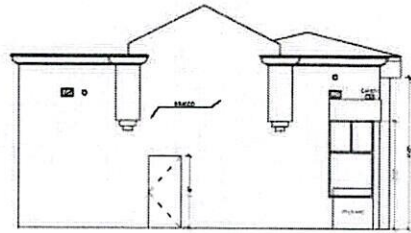
(D) NORTH ELEVATION

PROJECT NAME  
**CIRCLE K**  
 PROJECT ADDRESS  
 14465 FLOREN AVENUE  
 TUSTIN, CA 92680

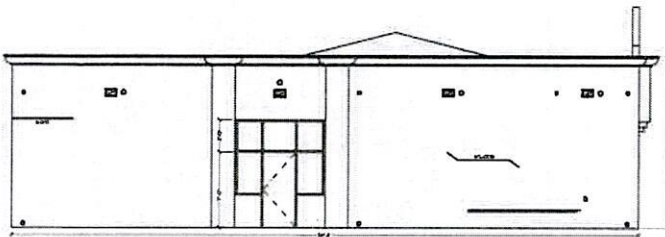
SCALE  
 1/4" = 1'-0"  
 PROJECT  
 17730  
 DRAWN BY  
 AM  
 DATE  
 05/14/19  
 SHEET  
 2 of 3



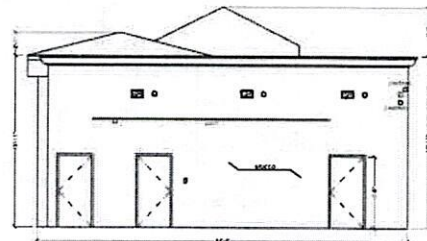
① EAST ELEVATION



② SOUTH ELEVATION



③ WEST ELEVATION



④ NORTH ELEVATION



EXTERIOR  
ELEVATIONS

CIRCLE K, HEMET,  
CA

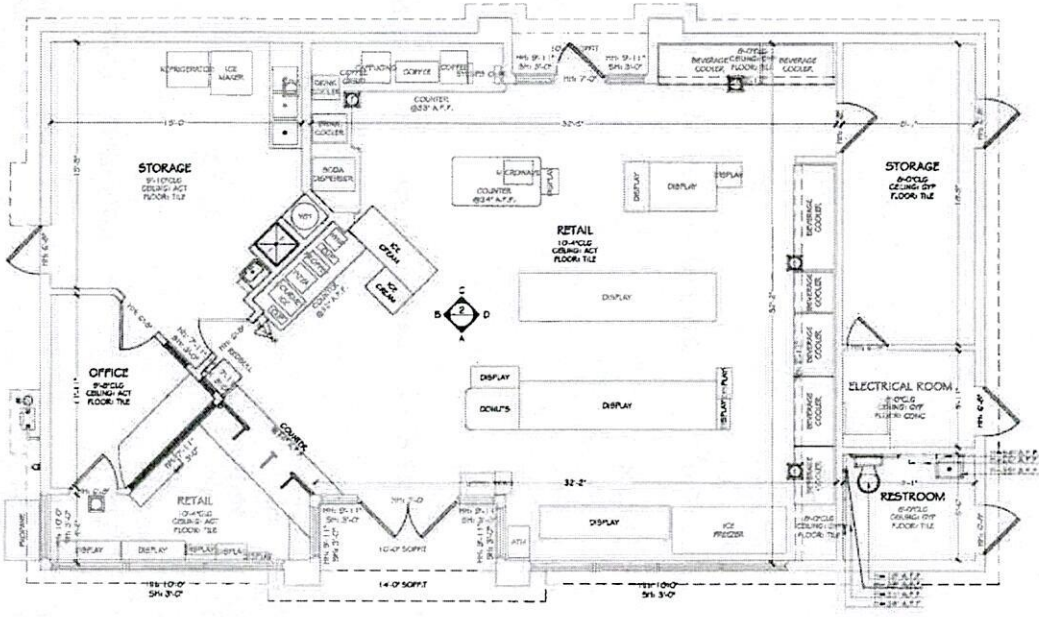
4442 FLORENDA BLVD  
HEMET, CA 92344

SCALE  
1" = 1'-0"  
DATE  
17/20

3 of 3

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
 2. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.  
 4. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.  
 5. ALL WINDOWS ARE 60" WIDE UNLESS OTHERWISE NOTED.  
 6. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED.  
 7. ALL FLOOR FINISHES ARE 1/2" POLISHED CONCRETE UNLESS OTHERWISE NOTED.  
 8. ALL WALL FINISHES ARE 5/8" GYP BOARD UNLESS OTHERWISE NOTED.  
 9. ALL CEILING FINISHES ARE 5/8" GYP BOARD UNLESS OTHERWISE NOTED.  
 10. ALL ELECTRICAL SYMBOLS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).  
 11. ALL PLUMBING SYMBOLS ARE TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE (IPC).  
 12. ALL MECHANICAL SYMBOLS ARE TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC).  
 13. ALL FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 15. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

**PPM**  
 PRECISION PROPERTY MEASUREMENTS  
 3424 F. PHOENIX COAST  
 HOUSTON | 2ND FLOOR  
 LONG BEACH, CA | 90804  
 T. 562.421.9100  
 F. 562.421.9100  
 WWW.PPMCO.NET



PROJECT TYPE  
**FLOOR PLAN**

PROJECT NAME  
 CIRCLE K, HEMET, CA

PROJECT ADDRESS  
 4444 JORDAN AVENUE  
 HEMET, CA 93844

SHEET NO.  
 1 of 3

DATE  
 05/14/19

DRAWN BY  
 JAM

CHECKED BY  
 JAM

PROJECT NO.  
 7730

CLIENT  
 CIRCLE K

SCALE  
 1/8" = 1'-0"

PROJECT NO.  
 7730

CLIENT  
 CIRCLE K

SCALE  
 1/8" = 1'-0"

PROJECT NO.  
 7730

CLIENT  
 CIRCLE K

SCALE  
 1/8" = 1'-0"

PROJECT NO.  
 7730

CLIENT  
 CIRCLE K

SCALE  
 1/8" = 1'-0"

PROJECT NO.  
 7730

CLIENT  
 CIRCLE K

**LEGEND**  
 ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
381575	ACTIVE	21	11/13/2001	10/31/2019	GHEREIR, EYAD KAMAL	44161 E FLORIDA AVE, HEMET, CA 92544 Census Tract: 0437.01	MICKEYS LIQUOR	3300
462932	ACTIVE	21	03/03/2008	09/30/2019	VALLE VISTA LIQUORS INC	44023 E FLORIDA AVE, HEMET, CA 92544-5443 Census Tract: 0437.01	VALLE VISTA LIQUORS	3300
534144	ACTIVE	20	10/14/2014	09/30/2019	DOLGEN CALIFORNIA LLC	25720 FAIRVIEW AVE, HEMET, CA 92544 Census Tract: 0437.01	DOLLAR GENERAL 13575	3300





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

Juan C. Perez  
Agency Director



12/20/19, 10:00 am

CUP190015

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP190015. 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 - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Conditional Use Permit No. 190015. Additionally, it 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. 2 AND - Project Description & Operational Limits**

The Conditional Use Permit No. 190015 is a proposal to allow the sales of beer and wine for off-site consumption within an existing convenience store associated with a gasoline service station on the site. The subject site is approximately 1.12 acres and includes a 1,900 square feet convenience store and a gasoline service station with 12 fueling pumps. Currently the gasoline service station and convenience store has a 24-hour operation. This project does not include any modification to the interior or exterior of building or any other portion of the site. The sales of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m.

**Advisory Notification. 3 AND - Design Guidelines**

Compliance with applicable Design Guidelines:

- 1. 3rd & 5th District Design Guidelines

**Advisory Notification. 4 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:  
Exhibit A (Site Plan), dated August 20, 2019.  
Exhibit B (Elevations), dated August 20, 2019.  
Exhibit C (Floor Plans), dated August 20, 2019.

**Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance**

- 1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 5                    AND - Federal, State & Local Regulation Compliance (cont.)

- 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)
  - 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. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - 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. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### E Health

#### E Health. 1                                    DEH Permitting

This is an existing facility with permits through DEH for food, tobacco, and hazardous materials. A change of ownership, any tenant improvements or any significant change in operations will require approval from

## ADVISORY NOTIFICATION DOCUMENT

### E Health

#### E Health. 1 DEH Permitting (cont.)

this Department. Contact the Hemet District Environmental Services office at 951-766-2824 for changes to food or tobacco operations, Hemet Hazmat at 951-766-6524 for changes to Underground petroleum storage tanks, fuelling stations, or any other hazmat related operations.

### Flood

#### Flood. 1 Flood Haz. Report

Condition Use Permit (CUP) 190015 is a proposal to allow a type 20 alcohol license at an existing 24-hour fueling service station on a 1.12 acres site in San Jacinto Valley area. The site is located at the northwest corner of Hwy74 and Lincoln Avenue.

The topography of the area is a southeast -to-northwesterly slope. Per FEMA FIRM panel 06065C2110G (8/28/2008), the west portion of the site in is in FEMA Zone A and the existing convenience store is adjacent to the floodplain. There is no existing or proposed District facility in this area. The site was improved and paved with previous development Plot Plan (PP) 9580. CUP190015 does not propose any site improvement or remodeling. The District has no objection to the proposal.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project may be directed to Han Yang at 951-955-1348 or [hyang@RIVCO.org](mailto:hyang@RIVCO.org).

### Planning

#### Planning. 1 0010-Planning-All-USE - 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 CUP190015, its advisory agencies, appeal boards, or legislative body concerning the project CUP190015 or its associated environmental documentation; 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 project, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 1 0010-Planning-All-USE - HOLD HARMLESS (cont.)

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

#### Planning. 2 0010-Planning-USE - 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.

#### Planning. 3 0010-Planning-USE - BEER & WINE RESTRICTIONS

The following development standards shall apply to the sale of 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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3 0010-Planning-USE - BEER & WINE RESTRICTIONS (cont.)

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.

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. 4 0010-Planning-USE - 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.

#### Planning. 5 0010-Planning-USE - COMPLY WITH ORD./CODES

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

The development of the premises shall conform substantially



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 10

#### Planning USE - EXPIRATION DATE CUP (cont.)

approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years."

Plan: CUP190015

Parcel: 548070029

## 80. Prior To Building Permit Issuance

### E Health

**080 - E Health. 1                      Water and Wastewater                      Not Satisfied**

Prior to building permit, if this facility is using an On-site Wastewater Treatment System (Septic System), approval from this Department will be required. Sewer is adjacent to this property and connection to sewer would be required for any significant changes to the operation.

## 90. Prior to Building Final Inspection

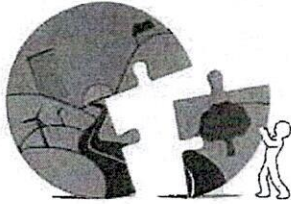
### Waste Resources

**090 - Waste Resources. 1      Form D – Mandatory Commercial Recycling and Organics      Not Satisfied**

Form D – Mandatory Commercial Recycling and Organics Recycling

Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: [Waste-CompostingRecycling@rivco.org](mailto:Waste-CompostingRecycling@rivco.org)





# 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: August 20, 2019

TO:

Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 3<sup>rd</sup> District

**CONDITIONAL USE PERMIT NO. 190015** - Applicant: Sanjay Kumar- Representative: Sherrie Olson - Third Supervisorial District- Bautista Zoning Area- San Jacinto Area Plan – Location: Northerly of Florida Avenue, westerly of Lincoln Avenue, and southerly of palm Avenue – 1.12 acres- Zoning: C-P-S (Scenic Highway Commercial) **REQUEST: Conditional Use Permit No. 190015** proposes to allow a type 20 alcohol license at a 24-hour fueling services station. APN-548-070-029 – **BBID: 087-055-708**

**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 meeting on September 5, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Fernando Solis, Project Planner at (951) 955-8254, or e-mail at Fersolis@rivco.org / MAILSTOP #: 1070

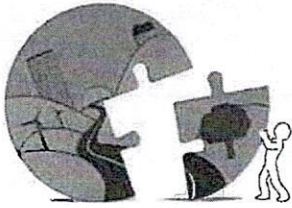
Public Hearing Path: Administrative Action:  DH:  PC:  BOS:

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*

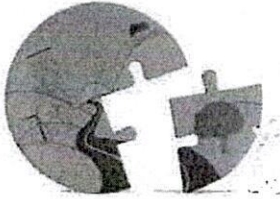
COMMENTS:

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*

**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: Sanjay Kumar

Contact Person: Sherrie Olson                      E-Mail: sherrieolson2@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

Engineer/Representative Name: N/A

Contact Person: \_\_\_\_\_                      E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_  
City                      State                      ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_                      Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner Name: Veeram, Inc.

Contact Person: Sanjay Kumar                      E-Mail: sanjay840@MSN.COM

Mailing Address: 44462 Florida Ave

Hemet                      CA                      92544  
City                      State                      ZIP

Daytime Phone No: (562) 713-3681                      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.)

SANJAY KUMAR

PRINTED NAME OF PROPERTY OWNER(S)

SHASHI KUMAR

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE 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): 548-070-029-7

Approximate Gross Acreage: 49.030

General location (nearby or cross streets): North of Florida Ave, South of Palm Ave, East of Lincoln, West of FIRST ST.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project. *Request for beer and wine within an existing 1,900 s.q. ft. convenience market with Gas Station.*

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

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	1,900		1	convenience market	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	1,900		1	convenience market
2				
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). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a signed copy(ies): \_\_\_\_\_

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

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

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

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

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Veeram, Inc.  
Address: 44462 Florida Ave., Hemet, CA  
Phone number: 562-713-3681  
Address of site (street name and number if available, and ZIP Code): 92544  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: 548-070-029-7 BK#4 page 307  
Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_  
Regulatory Identification number: \_\_\_\_\_  
Date of list: [Signature]  
Applicant: \_\_\_\_\_ Date 8/6/19

**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) [Signature] Date 8/6/19  
Owner/Authorized Agent (2) Shashi Kumar Date 8/6/19

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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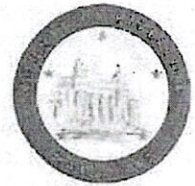
**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx  
Created: 04/29/2015 Revised: 08/03/2018





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



Juan C. Perez  
Director of Transportation and Land Management Agency

Patricia Romo  
Transportation Director,  
Transportation Department

Charissa Leach, P.E.  
Assistant TLMA Director  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Hector Viray  
Code Enforcement Official,  
Code Enforcement Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Veeram Inc. (Sanjay Kumar) hereafter "Applicant" and Veeram Inc. (Sanjay Kumar) "Property Owner".

**Description of application/permit use:**

This request is for a Conditional Use Permit to allow the sale of beer and wine for off-site consumption only; in conjunction with an existing 1,900 square foot convenience market with a gas station; with the hours of operation being 24 hours a day, 7 days a week and alcohol sales from 6:00 am to 2:00 am, 7 days a week, in the R1 zone.

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 548-070-029-7

Property Location or Address:  
44462 Florida Avenue, Hemet, California 92544

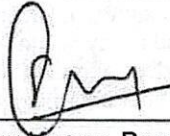
**2. PROPERTY OWNER INFORMATION:**

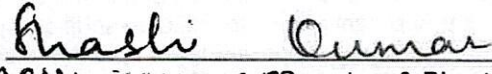
Property Owner Name: Sanjay Kumar Phone No.: 562-713-3681  
 Firm Name: Veeram, Inc. Email: sanjay840@msn.com  
 Address: 44462 Florida Avenue  
Hemet, California 92544

**3. APPLICANT INFORMATION:**

Applicant Name: Sanjay Kumar Phone No.: 562-713-3681  
 Firm Name: Veeram, Inc. Email: sanjay840@msn.com  
 Address (if different from property owner)  
44462 Florida Avenue  
Hemet, California 92544

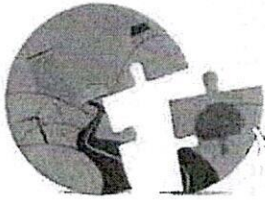
**4. SIGNATURES:**

Signature of Applicant:  Date: 8/6/19  
 Print Name and Title: Sanjay Kumar, President, Director

Signature of Property Owner:  Date: 8/6/19  
 Print Name and Title: SHASHI KUMAR Secretary & Director

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

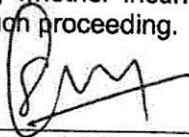


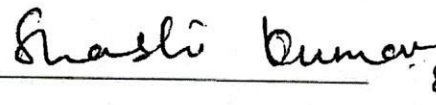
# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

 8/6/19

 8/6/19

Property Owner(s) Signature(s) and Date

Veeram, Inc. (Sanjay Kumar)

SHASHI KUMAR

Printed Name of Owner

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

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

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

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

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

## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

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

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

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

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

## NOTICE OF PUBLIC HEARING

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. 190015 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (Common Sense Exemption) – Applicant: Sanjay Kumar – Representative: Sherrie Olson – Third Supervisorial District - Bautista Zoning Area - San Jacinto Area Plan – Location: Northerly of Florida Avenue, westerly of Lincoln Avenue, and southerly of Palm Avenue – 1.12 Acres – Zoning: C-P-S (Scenic Highway Commercial) – **REQUEST: Conditional Use Permit No. 190015** proposes to allow the sale of beer and wine for off-site consumption within an existing convenience store associated with a gasoline service station on the site and to approve the Public Convenience and Necessity Finding. The subject site is approximately 1.12 acres and includes a 1,900 sq. ft. convenience store and a gasoline service station with 12 fueling pumps. Currently, the gasoline service station and convenience store has a 24-hour operation. This project does not include any modification to the interior or exterior of the building or any other portion of the site. The sale of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m.

**TIME OF HEARING:** 9:00 a.m. or as soon as possible thereafter.  
**DATE OF HEARING:** **FEBRUARY 19, 2020**  
**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 the Project Planner Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on December 20, 2019,

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

APN (s) or case numbers CUP190015 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

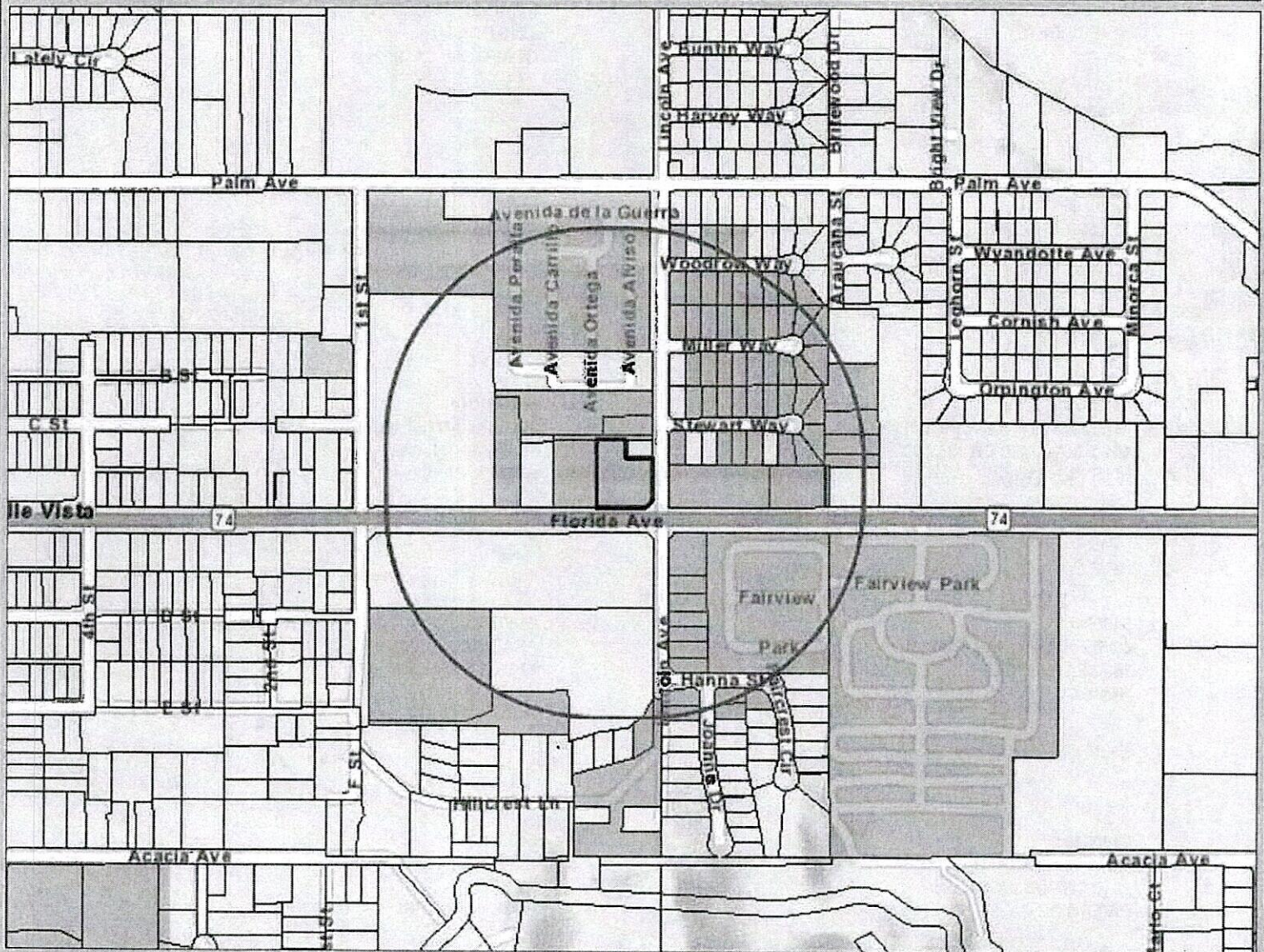
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502





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

# Riverside County GIS Mailing Labels

CUP190015 ( 1000 feet buffer )



### Legend

-  County Boundary
-  Cities
-  Parcels
-  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.

548091005  
JOHN D HARLAN  
12016 RALEY DR  
RIVERSIDE CA 92544

548110005  
JOHN WESLEY STICKNEY  
MARIBEL STICKNEY  
1219 E 150TH  
COMPTON CA 90220

548092010  
PAUL CHEMA  
1372 SIERRA SENECA  
SAN JACINTO CA 92583

548100063  
JASON R PETERSON  
1524 MANDARIN DR  
LAKE HAVASU CITY AZ 86404

548092023  
INVESTORS FINANCIAL LTD PARTNERSHIP  
161 E MALLARD DR NO 100  
BOISE ID 83706

548091014  
JOSEPH ANTHONY HURST  
1630 EATON AVE  
HEMET CA 92543

548091007  
JOSEPH ANTHONY HURST  
1630 EATON AVE  
HEMET CA 92543

548070010  
ARACELY HASSAN  
17918 LYSANDER DR  
CARSON CA 90746

548091012  
MINA POURDAVARANI  
2010 CITRUS WOOD LN  
RIVERSIDE CA 92503

548070017  
S & R HEMET INV INC  
22 SELERNO  
LAGUNA NIGUEL CA 92677

548092038  
RONALD GUY SCURR  
LISA J SCURR  
2305 FALKIRK ROW  
LA JOLLA CA 92037

548091018  
RAMIRO LOPEZ  
SILVIA LOPEZ  
2309 N HESPERIAN ST  
SANTA ANA CA 92706

548091027  
ALBERT J MARTINO  
DANA K MARTINO  
24571 JEREMIAH DR  
DANA POINT CA 92629

548070005  
WEN BEEBE  
25596 6TH ST  
HEMET CA 92544



548100064  
KAREN FRANKEY MAILEY  
25830 LINCOLN AVE  
HEMET CA. 92544

548100062  
CARLOS GARCIA  
KATIA VEGA  
25858 LINCOLN AVE  
HEMET CA. 92544

548100039  
DAVID THATCHER  
25880 JOANNE DR  
HEMET CA 92554

548100040  
DAVID THATCHER  
25880 JOANNE DR  
HEMET CA. 92544

548100021  
RICHARD ALLEN HARTWICK  
25881 JOANNE DR  
HEMET CA. 92544

548100041  
DAVID THATCHER  
25887 FAIRCREST CIR  
HEMET CA. 92544

548070023  
ADRIANA ALVAREZ  
25890 1ST ST  
HEMET CA. 92544

548080022  
PAULA GAYLE BRADSHAW  
25891 LINCOLN AVE  
HEMET CA. 92544

548091017  
BRUCE UTTERBACK  
JOAN UTTERBACK  
25934 VIEW LN  
HEMET CA 92544

548080023  
HELGE L NYBERG  
ERLINDA T NYBERG  
25951 LINCOLN AVE  
HEMET CA. 92544

548091002  
ROBERT A JOHNSTON  
CAROL ANN TELLIS  
26020 VIA MARIA  
HEMET CA 92544

548092032  
WAYNE K SAMP  
ROBERTA R SAMP  
TERI LYN FOUNTAIN

27305 PACIFICA CT  
HEMET CA 92544

548100022  
DHANDHO RESIDENTIAL RENTAL FUND  
27452 CALLE ARROYO  
SAN JUAN CAPISTRANO CA 92675

548070012  
HANI A HANANIA  
RANDA S HANANIA  
3202 E FLORIDA AVE  
HEMET CA 92544

548092040  
KHALIFA ALSHAMMIRY  
32916 VINE ST  
TEMECULA CA 92592

548091011  
IRIS DAVOODI  
3530 HOLDING ST  
RIVERSIDE CA 92501

548092017  
MICHAEL A KISH  
JOY C KISH  
38189 SHERWOOD ST  
MURRIETA CA 92562

548091015  
BERNARDO BOHORQUEZ  
40516 JOHNSTON AVE  
HEMET CA 92544

548092019  
TINA ALDERIDGE  
40630 ROSALIE AVE  
HEMET CA 92544

548070006  
THOMAS R WESOLOSKI  
41765 CREST DR  
HEMET CA 92544

548092037  
ENRIQUE TORRES  
426 S STATE ST  
SAN JACINTO CA 92583

548092021  
CINDA ADAMS  
42685 GIBBEL RD  
HEMET CA 92544

548092018  
ESTEFANY LOPEZ  
42742 STETSON AVE  
HEMET CA 92544

548092041  
JOSEPH ANDREW SCARAFONE  
43430 STATE HWY 74 STE F  
HEMET CA 92544

548092006  
LETICIA MEJIA  
MARIE L VELIZ  
43551 GAYLORD AVE  
HEMET CA 92544

548092024  
MARIA LUISA ALFARO  
SARAI ALFARO  
NOE GALARZA

43668 EARLE CT  
HEMET CA 92544

548070029  
VEERAM INC  
44462 FLORIDA AVE  
HEMET CA. 92544

548091030  
GRACIELA VAZQUEZ BENITEZ  
DIOSSELY GENOVA VEGA  
ERICA ALEXANDRA VEGA

44524 WOODROW WAY  
HEMET CA. 92544

548092027  
RICHARD LEE ALLEN  
44547 MILLER WAY  
HEMET CA. 92544

548091009  
SHIRLEY HENDERSON CASH  
44548 MILLER WAY  
HEMET CA. 92544

548092028  
CHRISTINE W EIDE  
44577 MILLER WAY  
HEMET CA. 92544

548091013  
OVIDIO GUEVARA  
44577 WOODROW WAY  
HEMET CA. 92544

548091008  
MARJORIE V WALL  
HEATHER E WALL  
44578 MILLER WAY  
HEMET CA. 92544

548092029  
DAWN ZURCHER  
44605 MILLER WAY  
HEMET CA. 92544

548092022  
JESUS ALCONTAR  
NORA ALCONTAR  
44610 STEWART WAY  
HEMET CA. 92544

548092009  
SCOTT MELUGIN  
ARRIE GAIL MELUGIN  
ARLENE MAE MELUGIN

44611 STEWART WAY  
HEMET CA. 92544

548092030  
MARK A RAMIREZ  
44635 MILLER WAY  
HEMET CA. 92544

548110021  
PATRICK WEIAND  
CYNTHIA WEIAND  
44636 E FLORIDA AVE  
HEMET CA. 92544

548091026  
ZHANETTE LAMB  
44636 WOODROW WAY  
HEMET CA. 92544

548110003  
FRANK LARIOS  
LEANA LARIOS  
44638 FLORIDA AVE  
HEMET CA. 92544

548092031  
AURELIANO SANCHEZ RESENDIZ  
MARIA SANDRA M DESANCHEZ  
44671 MILLER WAY  
HEMET CA. 92544

548092011  
ARTURO DESALES  
HERMINIA G DESALES  
44671 STEWART WAY  
HEMET CA. 92544

548092020  
LISA LEACH  
44676 STEWART WAY  
HEMET CA. 92544

548091004  
ROXANNE M BECK  
JOHN P BECK  
44692 MILLER WAY  
HEMET CA. 92544

548091003  
WILLIAM J GUADAMUZ  
44718 MILLER WAY  
HEMET CA. 92544

548092013  
RICHARD R LARSON  
FRANCES L LARSON  
44721 STEWART WAY  
HEMET CA. 92544

548100010  
FAIRVIEW ESTATES  
44725 E FLORIDA AVE  
HEMET CA 92544

548120001  
FAIRVIEW ESTATES  
44725 E FLORIDA AVE  
HEMET CA. 92544

548092034  
FARHAD SEPEHRI  
44727 MILLER WAY  
HEMET CA. 92544

548091019  
JIMMY RHYNE  
BARBARA A RHYNE  
44727 WOODROW WAY  
HEMET CA. 92544

548092035  
ALEJANDRA RAMIREZ  
MARIA C ESPARZA  
44737 MILLER WAY  
HEMET CA. 92544

548091001  
JOHN T BURGESS  
FRANK D STAINBROOK  
44738 MILLER WAY  
HEMET CA. 92544

548092016  
LAMONT A SEIFERT  
44740 STEWART WAY  
HEMET CA. 92544

548092015  
FIDEL SALAZAR  
MARIA SALAZAR  
44741 STEWART WAY  
HEMET CA. 92544

548091006  
RODRIGO GALLEGOS  
SOLEDAD N GALLEGOS  
450 N SCOVELL AVE  
SAN JACINTO CA 92582

548100066  
BRAD HAMBY  
45654 E FLORIDA AVE  
HEMET CA 92544

548100067  
CANDACE L TOLLIVER  
475 W STETSON AVE STE G  
HEMET CA 92543

548092014  
GROUP III SGV PROP LTD  
4900 SANTA ANITA AVE NO 2C  
EL MONTE CA 91731

548091016  
JOSE AREVALO  
5630 NORWOOD AVE  
RIVERSIDE CA 92505

548100068  
GERARDO GONZALEZ  
ANITA GONZALEZ  
740 S SANTA FE AVE  
SAN JACINTO CA 92580

548070002  
BKKS HOLDINGS  
80 S LAKE AVE STE 719  
PASADENA CA 91101

548070022  
MIKE CHANG KUANG CHEN  
LIAO YU MEI CHEN  
DANIEL WANG

881 ALMA REAL DR STE 213  
PACIFIC PALISADES CA 90272

548091010  
MERLIE P KERKHOFF  
9155 PACIFIC AVE APT 204  
ANAHEIM CA 92804

548110006  
RICHARD L KNAPP  
P O BOX 1006  
LAKE ELSINORE CA 92531

548091028  
ROBERT A COOPER  
LINDA A COOPER  
DRAKE JEWELL M ESTATE OF  
  
P O BOX 1107  
SAN JACINTO CA 92561

548100065  
WILLIAM N GRABER  
LUCINDA GRABER  
P O BOX 1274  
ANACONDA MT 59711

548070004  
VALLE VISTA BAPTIST CHURCH OF HEMET  
P O BOX 2047  
HEMET CA 92546

548092033  
SHER HUNG CAMPBELL  
PO BOX 5186  
HEMET CA 92544

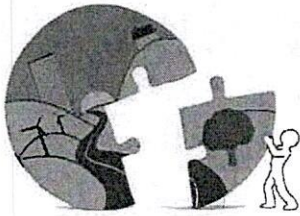
Sanjay Veeram Inc.  
44462 Florida Ave  
Hemet CA 92544

Sherrie Olson  
1030 N Mountain Ave,  
Ontario CA 91762

Lorrie Hoel  
Lorrie Hoel & Associates, Inc.  
13127 Chukar Court  
Chino, CA 91710

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## NOTICE OF EXEMPTION

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

Project Title/Case No.: CONDITIONAL USE PERMIT NO.190015/CEQ190086

Project Location: Florida Avenue, south of Avenida Avila, east of 1st Street, and west of Lincoln Avenue.

**Project Description:** A Conditional Use Permit to allow the sales of beer and wine for off-site consumption within an existing convenience store associated with a gasoline service station on the site. The subject site is approximately 1.12 acres and includes a 1,900 square feet convenience store and a gasoline service station with 12 fueling pumps. Currently, the gasoline service station and convenience store has a 24-hour operation. This project does not include any modification to the interior or exterior of building or any other portion of the site. The sales of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Kevin Cong, 2908 La Mesa Dr., Henderson NV 89014

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (Sec. 15061 and 15301)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

**Reasons why project is exempt:** Section 15061(b)3 states that is the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposal is to allow the sale of beer and wine for off-site alcohol consumption for an existing convenience store. Because the proposal is for permitting only, and will not create any physical changes to the exterior of the store, and would have no potential for causing a significant effect on the environment, the proposal qualifies as exempt based on Sections 15061(b)3 and 15301 of the State CEQA guidelines.

Dionne Harris 951-955-6836  
 County Contact Person Phone Number  
 \_\_\_\_\_  
 Signature Title Date  
Urban Regional Planner 2/19/20

Received for Filing and Posting at OPR: \_\_\_\_\_  
 Please charge deposit fee case#: #CEQ190086 ZCFW No. - County Clerk Posting Fee

**FOR COUNTY CLERK'S USE ONLY**