

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

July 13, 2009

SUBJECT: Conditional Use Permit No. 3355, Revised Permit No. 1,
Variance No. 1851

SECTION: Development Review – Desert Office

TO: Clerk of the Board of Supervisors

FROM: Planning Department

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| ☐ Approve | ☐ Set for Hearing |
| ☐ Deny | ☐ Publish in Newspaper: Press Enterprise |
| ☐ Place on Policy Calendar | ☐ Adopt Mitigated Negative Declaration |
| ☐ Place on Consent Calendar | ☐ 10 Day ☐ 20 Day ☐ 30 day |
| ☒ Place on Administrative Action | ☐ Certify Environmental Impact Report |
| ☐ Place on Section of Initiation Proceeding | ☐ Notify Property Owners |
| ☒ File: NOD and Mit. Neg. Declaration | ☐ Labels provided |
| ☐ Labels provided: | Controversial: ☐ YES ☐ NO |
| ☐ If Set For Hearing: | |
| ☐ 10 Day ☐ 20 Day ☐ 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing:

Desert Sun and Press Enterprise

Clerk Of The Board

Please charge your time to case number(s): ZCUP03355R1
ZVAR01851
ZEA42018

FILE COPY

BOS sent
7/30/09
RB

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination
Mitigated Negative Declaration
Fish & Game Receipt (CFG5367)

Revised: 07/13/09

T:\11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP03355R1\DH-PC-BOS Hearings\11A coversheet
CUP03355R1.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

RM
7-29-09

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 2, 2009

SUBJECT: CONDITIONAL USE PERMIT NO. 3355, REVISED PERMIT NO. 1 /
VARIANCE NO. 1851 – EA No. 42018 - Applicant: Bhatti Enterprises, LLC – Engineer/
Representative: Civil Trans, Inc. – Fourth Supervisorial District – Pass and Desert Zoning
District – Western Coachella Valley Area Plan: Community Development: Commercial Retail
(CR) – Location: Southerly of Dillon Road, easterly of Corkill Road, westerly of Langlois Road
at 70041 Dillon Road - 1.28 Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:**
A revised conditional use permit proposes to extend the life from existing expiration date of
7/1/2009 for a previously non-conforming shopping center containing a convenience store with
vehicle fuel sales and off-premises consumption sale of liquor with retail shops and restaurant
with a variance to the terms of Section 18.48 of Zoning Ordinance No. 348 (Alcoholic Beverage
Sales) to allow the combined sale for off-premises consumption of liquor and vehicle fuel sales
within the existing convenience store.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the
Planning Commission in La Quinta on April 29, 2009.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT
NO. 42018**, based on the findings incorporated in the initial study and the conclusion that the
project will not have a significant effect on the environment; and,

APPROVED VARIANCE NO. 1851, subject to the attached conditions of approval, and based

Ron Goldman
Planning Director

RG.jo/dm

RM

Policy



Consent



Dep't Recomm.:

Policy



Consent



Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

The Honorable Board of Supervisors

RE: Conditional Use Permit No. 3355 Revised Permit No. 1 / Variance No. 1851

July 2, 2009

Page 2 of 2

upon the findings and conclusions incorporated in the staff report; and,

APPROVED CONDITIONAL USE PERMIT NO. 3355, REVISED PERMIT NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

~~The revised conditional use permit was filed in August 2008 with variance application filed in January 2009. The key area of concern is the lack of completed road improvements such as curbs, gutters, and sidewalks along Dillon Road and Corkill Road. Road improvements were conditioned with the prior CUP03355 in 2002 and have not been completed by the permit holder. This issue was addressed by the Planning Commission to require the road improvements to be completed by the permit holder within one year by July 1, 2010 and the conditions have been amended accordingly. The permit holder will be required to file a further revised permit in one year's time if the intent of the road improvement conditions cannot be met.~~

**PLANNING COMMISSION
MINUTE ORDER APRIL 29, 2009
LA QUINTA COUNCIL CHAMBERS**

- I. AGENDA ITEM 5.2: CONDITIONAL USE PERMIT NO. 3355 R1 / VARIANCE CASE NO. 1851** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bhatti Enterprises, Inc. – Engineer/Representative: Civil Trans Inc. / Jay Aslam, P.E. – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD: CR) (.20-.35 FAR) – Location: Southerly of Dillon Road, easterly of Corkill Road, westerly of Langlois Road at 70041 Dillon Road in the Desert Edge Community – 1.30 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – APN(s): 654-190-019. (Quasi-Judicial)

II. PROJECT DESCRIPTION

A revised conditional use permit proposes to extend the life from existing expiration date of 7/1/2009 for a previously non-conforming shopping center containing a convenience store with vehicle fuel sales and off-premises consumption sale of liquor with retail shops and restaurant. In addition, a variance to the terms of Section 18.48 of Zoning Ordinance No. 348 (Alcoholic Beverage Sales) to allow the combined sale for off-premises consumption sale of liquor and vehicle fuel sales within the existing convenience store.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Jay Olivas, at 760-863-8277 or e-mail jolivas@rctlma.org.

The following spoke in favor of the subject proposal:

Baljeet Singh, Applicant, 70041 Dillon Rd., Desert Hot Springs, California 92241

Joe Marsh, Other Interested Person

No one spoke in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo Absent), recommended to the Board of Supervisors;

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42018, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of VARIANCE NO. 1851, to combine liquor and vehicle fuel sales, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of CONDITIONAL USE PERMIT NO. 3355, REVISED PERMIT NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER APRIL 29, 2009
LA QUINTA COUNCIL CHAMBERS**

**PLANNING COMMISSION
AGENDA ITEM NO. 5.2 PAGE 2**

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning District: Pass & Desert
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: April 29, 2009

CONDITIONAL USE PERMIT NO. 3355, REVISED
PERMIT NO. 1
VARIANCE NO. 1851
E.A. Number: 42018
Applicant: Bhatti Enterprises, LLC
Engineer/Representative: Civil Trans, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

A revised conditional use permit proposes to extend the life from existing expiration date of 7/1/2009 for a previously non-conforming shopping center containing a convenience store with vehicle fuel sales and off-premises consumption sale of liquor with retail shops and restaurant. In addition, a variance to the terms of Section 18.48 of Zoning Ordinance No. 348 (Alcoholic Beverage Sales) to allow the combined sale for off-premises consumption sale of liquor and vehicle fuel sales within the existing convenience store.

There are currently two main buildings on the site consisting of a 4,600 square foot convenience store with two existing gas pumps and a separate retail building of 2,800 square feet which contains a restaurant and vacant beauty shop. The current owner, Bhatti Enterprises, purchased the property around 2002. Evidence exists from 1991 of an existing Off-Site General License from the California Department of Alcoholic Beverage Control which allows liquor sales for off-premises consumption. Zoning Ordinance No. 348 currently does not allow combined liquor and gasoline sales due to an ordinance amendment in 1994. It was determined by planning staff that the applicant should request a variance to allow combined liquor sales.

The applicant has applied for the revised conditional use permit (CUP) since the original CUP was approved in 2002 for a one time Extension of Amortization for a seven year period to July 1, 2009. The applicant has requested a 30 year life to the CUP permit. Staff is recommending a 10 year life to July 1, 2019 so the site can be reviewed for compliance over a 10 year period. Required improvements such as road widening on the original CUP from 2002 have not been completed. The Transportation Department has not recommended any road improvement deferrals as part of the current revised CUP proposal.

The project is located southerly of Dillon Road, easterly of Corkill Road, and westerly of Langlois Road at 70041 Dillon Road in the Desert Edge Community.

ISSUES OF POTENTIAL CONCERN:

Issue of potential concern includes parking, landscaping, combined liquor sales with vehicle fuel sales, and recommended right-of-way improvements. The existing buildings have been in existence since the 1960s and have been in non-conformance for an approximate 30 year period. The project is conditioned to bring the site up to conformance including parking restriping, additional desert landscaping, and street widening, curbs, and gutters. The above issues of concern have been resolved by the submitted exhibits and recommended conditions of approval.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|---|
| 1. General Plan Land Use (Ex. #5): | Community Development: Commercial Retail |
| 2. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 3. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S), Controlled Development Areas (W-2) |

- | | | |
|----|--------------------------------|---|
| 4. | Existing Land Use (Ex. #1): | Commercial Retail (CR) |
| 5. | Surrounding Land Use (Ex. #1): | MHP to the south, vacant land to the north, east and west |
| 6. | Project Data: | Total Acreage: 1.30 Acres
Bldg. Sq. Ft.: 7,400
Adjacent to Dillon Road and Corkill Road |
| 7. | Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42018**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **VARIANCE NO. 1851**, to combine liquor and vehicle fuel sales, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3355, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Commercial Retail (CD: CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The project will not have a significant effect on the environment and there is no evidence that the project will have adverse effects on wildlife resources.
6. Special circumstances exist on the site in support of the variance in that combined liquor sales with gasoline sales have been in continuous existence since 1991 prior to the current zoning ordinance regulations in the C-P-S zone for alcoholic beverage sales adopted in 1994.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and the attached environmental assessment, which is incorporated herein by reference.

1. The applicant for Conditional Use Permit No. 3355, Revised Permit No. 1 and Variance No. 1851 proposes to bring into compliance an existing convenience store with combined liquor sales and vehicle fuel sales with separate commercial building.
2. The project site is designated Community Development: Commercial Retail (CR) on the Western Coachella Valley Area Plan.

3. The existing commercial building and proposed parking spaces for the convenience store and separate retail building would be consistent with the C-R designation in that commercial uses are conditionally allowed within this designation.
4. The project site is zoned Scenic Highway Commercial (C-P-S) with surrounding zones consisting of Scenic Highway Commercial (C-P-S) and Controlled Development Areas (W-2). The project would be compatible with surrounding zones due to the existing C-P-S zone to the east and the project is located on a street corner where Dillon Road and Corkill Road provide a buffer between W-2 zoned land.
5. A convenience store with vehicle fuel sales and off-premises consumption of alcohol (beer and wine) is permitted in the C-P-S zone subject to approval of a conditional use permit, and separate variance is proposed for combined liquor sales and vehicle fuel sales which evidence exists of combined liquor and gasoline sales since 1991.
6. The 1.30 acre site includes an existing 4,600 square foot convenience store, fuel island, and 2,800 square foot retail building with a vacant beauty shop and restaurant. Surrounding land uses consist of a mobile home park and vacant land. The project is consistent with existing and surrounding land uses in that the proposed project is conditioned for additional desert landscaping and restriping of existing parking lot and the existing mobile home park to the south is buffered by an existing "rock wall" and 20' wide alley.
7. Existing domestic water is provided by the Coachella Valley Water District. Existing sewer is provided by a septic system. The existing water and septic system shall remain until a future building permit is applied for, at such time, a water will serve letter and septic plan will be required. Domestic water and sanitation shall be provided in conformance with the water and sewer land use standards of the General Plan.
8. The project is adjacent to Dillon Road, an arterial roadway (110' r-o-w) and Corkill Road, a local roadway (60' r-o-w). The project is recommended to provide appropriate street, driveway access and on-site parking improvements; street improvements are recommended to be installed and not deferred by the Transportation Department; the project is recommended to provide off-site traffic mitigation such as Transportation Uniform Mitigation Fees (TUMF) and signal mitigation fees, in conformance with circulation land use standards of the General Plan.
9. The project is within 2.5 miles of a fire station and will provide additional on-site fire protection improvements in conformance with the fire services land use standards of the General Plan.
10. The project was transmitted to the Desert Edge Community Council. The Community Council's transmittal of March 10, 2009 indicates unanimous support for the project.
11. The initial study performed pursuant to Environmental Assessment No. 42018 identified the following potentially significant impacts:
 - a. Hydrology/Water Quality
 - b. Land Use/Planning
 - c. Transportation/Traffic

CONDITIONAL USE PERMIT NO. 3355, REVISED PERMIT NO. 1 / VARIANCE NO. 1851

PC Staff Report: April 29, 2009

Page 4 of 4

These listed impacts will be fully mitigated by the measures indicated in the initial study, conditions of approval, and attached government agency letters. No other significant impacts were identified.

12. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, however, the project is not located within a Conservation Area of that plan.

INFORMATIONAL ITEMS:

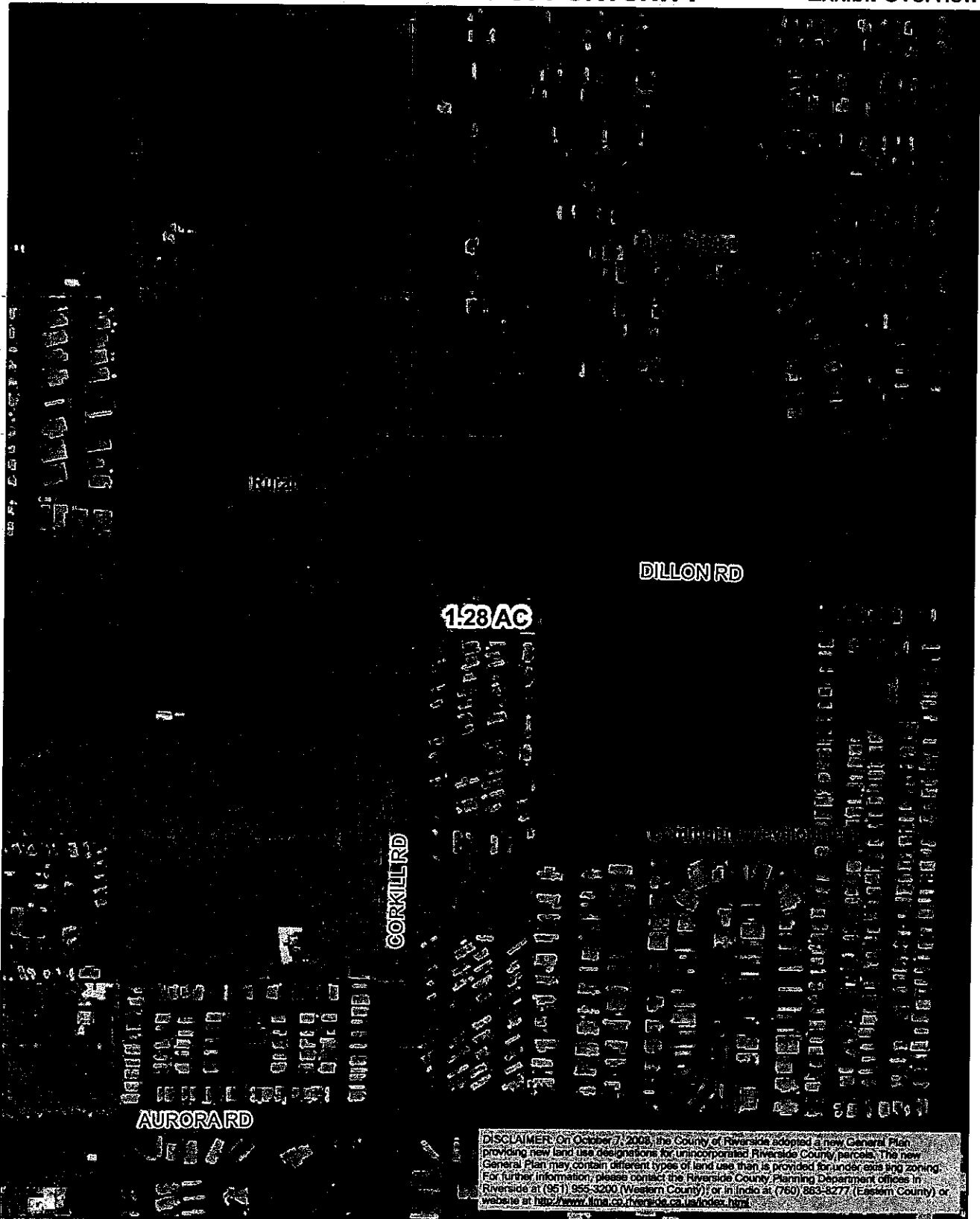
1. As of this writing (4/14/2009), no letters in favor or opposition have been received from the general public.
2. Prior planning permits for this site consist of PP15094 (Certificate of Non-Conforming Use) approved in 1997 and CUP03355 (Extension of Amortization) approved in 2002 for a seven year period.
3. The subject site consists of Assessor's Parcel Number 654-190-019.
4. The Revised Conditional Use Permit was filed with the Planning Department on August 11, 2008 and the Variance was filed with the Planning Department on January 22, 2009.
5. The project was reviewed by the Land Development Committee six times on the following dates: September 18, 2008, October 16, 2008, November 20, 2008, January 22, 2009, February 19, 2009, and March 26, 2009.
6. Deposit based fees charged for this project, as of the time of staff report preparation, totals \$21,295.

Supervisor: Wilson
District 4
Date Drawn: 2/02/09

VAR01851 CUP03355R1

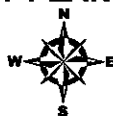
Planner: Jay Olivas
Date: 4/20/09
Exhibit Overview

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert
Township/Range: T3SR5E
Section: 11



Assessors
Bk. Pg. 654-19
Thomas
Bros. Pg. 927 A4

Supervisor: Wilson

District 4

Date Drawn: 2/02/09

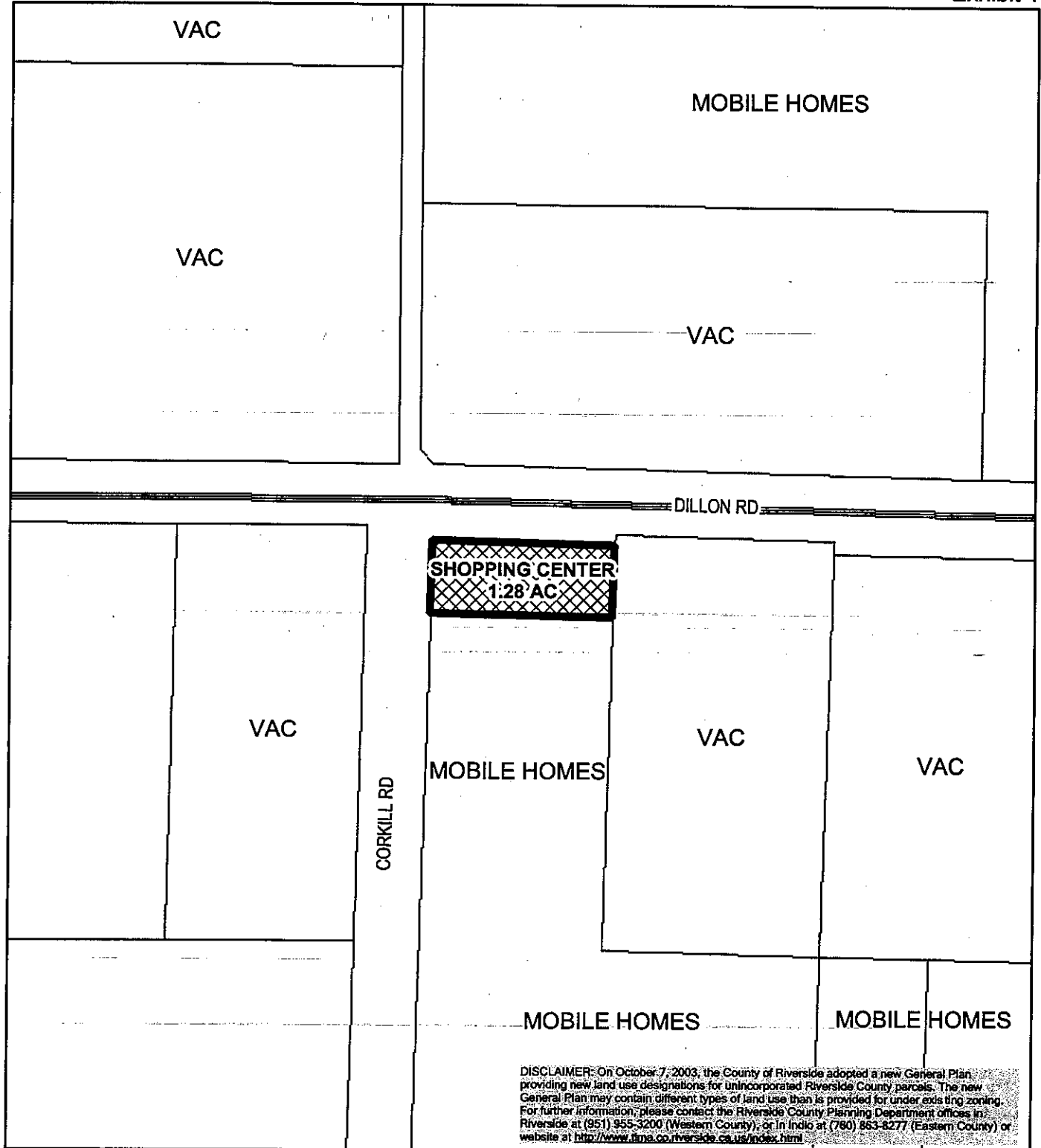
VAR01851 CUP03355R1

Planner: Jay Olivas

Date: 4/20/09

Exhibit 1

Land Use

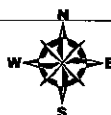


RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert

Township/Range: T3SR5E

Section: 11



Assessors

Bk. Pg. 654-19

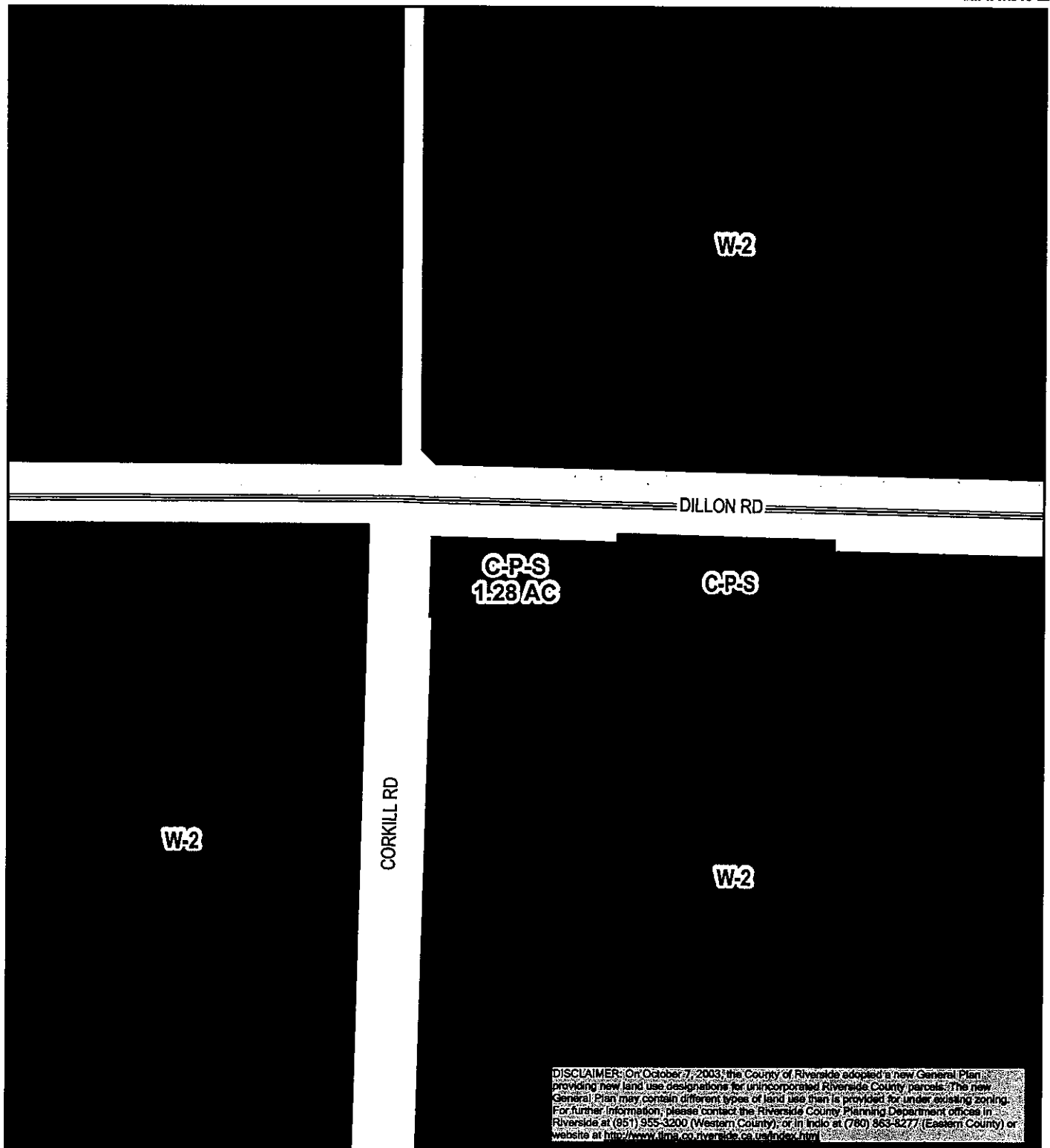
Thomas

Bros. Pg. 927 A4

Supervisor: Wilson
District 4
Date Drawn: 2/02/09

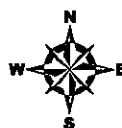
VAR01851 CUP03355R1
EXISTING ZONING

Planner: Jay Olivas
Date: 4/20/09
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert
Township/Range: T3SR5E
Section: 11



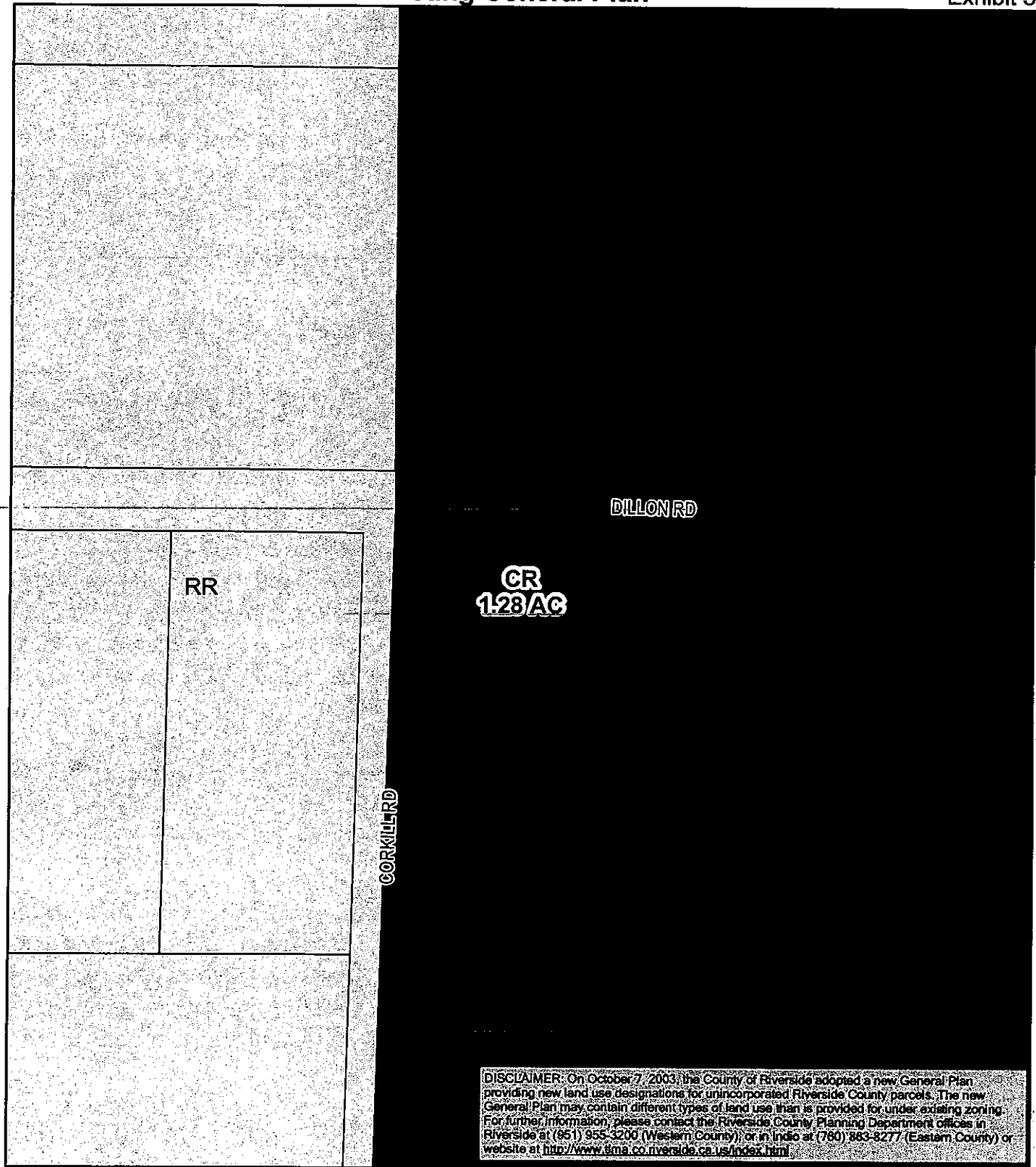
Assessors
Bk. Pg. 654-19
Thomas
Bros. Pg. 927 A4

Supervisor: Wilson
District 4
Date Drawn: 2/02/09

VAR01851 CUP03355R1

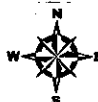
Existing General Plan

Planner: Jay Olivas
Date: 4/20/09
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert
Township/Range: T3SR5E
Section: 11



Assessors
Bk. Pg. 654-19
Thomas
Bros. Pg. 927 A4



GRAPHIC SCALE

(30 FEET)

1 inch = 30 ft.



EXHIBIT NO. 1A

Conditional Use Permit:
Exhibit C (Ordinance) Model with City and County Notes:

[illegible]

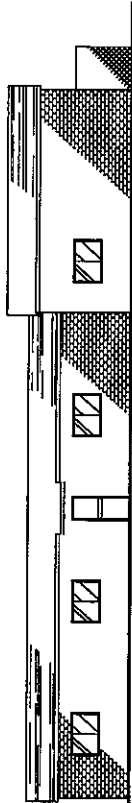
Underground Service Alert
Call: TOLL FREE
1-800
422-4133

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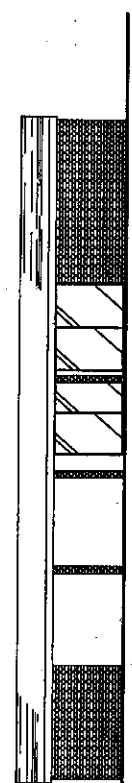
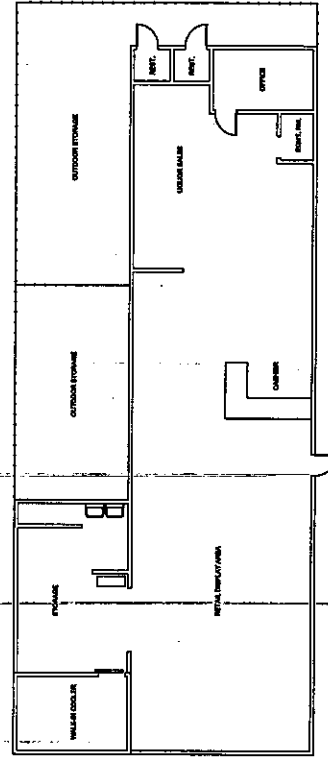
DATE	7-11-08
BY	MA
CHECKED	MA
DESIGNED	MA
PROJECT	MA
CLIENT	MA
ARCHITECT	MA

FLOOR PLANS
CONVENIENCE MARKET & BEAUTY SHOP
 70041 Olsen Road, Chesham Park Springs, California 92521

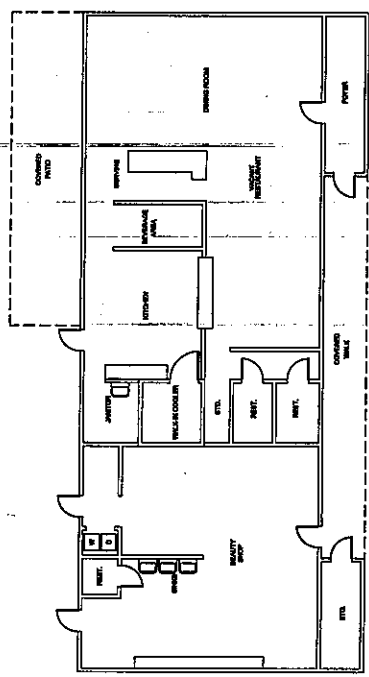
REVISION	
DATE	



Convenience Market with Sea & Liquor Sales
 1/8"=1'-0"



Beauty Shop & Vacant Restaurant
 1/8"=1'-0"



March 27, 2009

Mr. Jay T. Olivas, Planner IV
Riverside County Planning Department
38686 El Cerrito Road
Palm Desert, CA. 92211
Fax: (760) 863 - 7555

RECEIVED

APR 01 2009

Riverside County
Planning Department
Desert Office

Ref: CUP03355R1 & VAR01851 - Bhatti Enterprises / Golden Lantern Market

Subject: Modifications to Proposed Driveways:

Dear Mr. Olivas:

As directed by Transportation Department during the project Land Development Committee review meeting on March 26, 2009, the two proposed driveways shown on the amended site plan exhibit will be modified to 30 feet wide commercial driveways.

These two driveways will be designed and constructed in accordance with County of Riverside Commercial Driveway Standard No. 207A.

We are submitting this letter stating modification to the amended exhibit as requested by the Land Development Committee. If you have any other questions regarding this matter, please call us at (909) 396 - 1131.

Sincerely,

Civil Trans Inc.

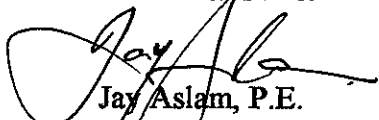

Jay Aslam, P.E.
Principal

EXHIBIT NO. F

CASE NO. _____

Cc: Transportation Department
Fire Department

450-191P2/Dwy Modif Letter

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42018

Project Case Type (s) and Number(s): Conditional Use Permit No. 3355, Revised Permit No. 1 and Variance Case No. 1851

Lead Agency Name: County of Riverside Planning Department

Address: 38686 El Cerrito Road, Palm Desert, CA 92211

Contact Person: Jay Olivas, Project Planner

Telephone Number: 760-863-8277

Applicant's Name: Bhatti Enterprises, Inc.

Applicant's Address: 70041 Dillon Road Desert Hot Springs, CA 92241

I. PROJECT INFORMATION

A. Project Description: A revised conditional use permit proposes to extend the life from existing expiration date of 7/1/2009 for a previously non-conforming shopping center containing a convenience store with vehicle fuel sales and off-premises consumption sale of liquor with retail shops and restaurant. In addition, a variance to the terms of Section 18.48 of Zoning Ordinance No. 348 (Alcoholic Beverage Sales) to allow the combined sale for off-premises consumption sale of liquor and vehicle fuel sales within the existing convenience store.

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

C. Total Project Area: 1.30 Gross Acres

Residential Acres: n/a

Lots: n/a

Units: n/a

Projected No. of Residents: n/a

Commercial Acres: 1.30

Lots: 1

Sq. Ft. of Bldg. Area: 7,400

Est. No. of Employees: Unknown

Industrial Acres: n/a

Lots: n/a

Sq. Ft. of Bldg. Area: n/a

Est. No. of Employees: n/a

Other: n/a

D. Assessor's Parcel No(s): 654-190-019

E. Street References: Southerly of Dillon Road, easterly of Corkill Road, westerly of Langlois Road at 70041 Dillon Road in the Desert Edge Community

F. Section, Township & Range Description or reference/attach a Legal Description: Section 11, Township 3 South, Range 5 East.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site currently contains an existing shopping center including convenience store with vehicle fuel sales and separate retail building which includes a restaurant and beauty shop. The project site is adjacent to existing mobile home park to the south, vacant land to the north, vacant land to the west, and vacant land to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Commercial Retail (CR) (.20 -.50 FAR) land use designation and all applicable land use policies.

2. **Circulation:** The proposed project provides existing public road access from Dillon Road and Corkill Road. Further road widening and improvements are recommended per the Transportation Department.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project.
4. **Safety:** The proposed project is not located within a hazardous fire area. Safety impacts would be less than significant due to the nature of project within existing commercial buildings.
5. **Noise:** The project is not affected by noise, the project complies with noise standards since its within an existing commercial lot.
6. **Housing:** The proposed project does not affect Housing element policies.
7. **Air Quality:** Air quality impacts would be less than significant due to the project being located within an existing commercial center.

B. General Plan Area Plan(s): The Western Coachella Valley Area Plan (WCVAP)

C. Foundation Component(s): Community Development (CD)

D. Land Use Designation(s): Commercial Retail (CR) (.20 - .50 FAR)

E. Overlay(s), if any: Hot Springs Policy Area

F. Policy Area(s), if any: None

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Commercial Retail (CR) (.20 - .35 FAR), Rural Residential (RR) (5 Acre Min.), Very High Density Residential (VHDR) (14-20 DU/AC), Medium High Density Residential (5-8 DU/AC).

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not applicable

I. Existing Zoning: Scenic Highway Commercial (C-P-S)

J. Proposed Zoning, if any: No zone change proposed

K. Adjacent and Surrounding Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (W-2).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Hazards & Hazardous Materials | ☐ Public Services |
| ☐ Agriculture Resources | ☒ Hydrology/Water Quality | ☐ Recreation |
| ☐ Air Quality | ☒ Land Use/Planning | ☒ Transportation/Traffic |
| ☐ Biological Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☐ Cultural Resources | ☐ Noise | ☐ Other |
| ☐ Geology/Soils | ☐ Population/Housing | ☐ Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

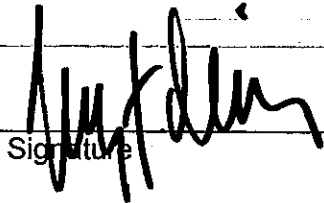
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have

been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



April 8, 2009

Date

Jay T. Olivas
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact: The project site is adjacent to Dillon Road and Corkill Road. Visual impacts created by the project are less than significant due to existing shopping center improvements including desert landscaping and parking design. Additional desert landscaping and parking restriping are required as part of this project to further reduce visual impacts, as indicated in the recommended conditions of

approval including 80 PLANNING 8-Landscaping Plan Desert and 90 Planning 2—Parking Paving Material. The California Desert is a recreational resort area attracting substantial numbers of tourists and travelers. Desert area residents in the past have expressed concerns regarding obstructions of scenic vistas or views open to the public, including views of surrounding mountains. No landmark or unique features are associated with this project. Billboards and other outdoor advertizing signs are prohibited in Coachella Valley. The size, height and type of on-site advertizing signs shall be the minimum necessary for identification and shall be approved pursuant to Ordinance No. 348 standards. Overhead electric and communication lines shall be placed underground unless the providing utility determines such under grounding is infeasible pursuant to ordinance standards and conditions of approval. The property shall be required to conform to appropriate property maintenance standards. Construction related rubbish and debris shall be removed as provided by Section 1(F) of Ordinance No. 457. No significant scenic resources exist on the project site or immediate surrounding properties.

Mitigation: None required.

Monitoring: None required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

☐ ☐ ☐ ☒

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: The project is not located within 45 miles of the Mt. Palomar Observatory.

Mitigation: None required.

Monitoring: None required

3. Other Lighting Issues

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

☐ ☐ ☒ ☐

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Description

Findings of Fact: All existing lighting equipment/devices shall be hooded and directed so as to prevent glare and light from shining directly upon adjoining properties.

Mitigation: None required

Monitoring: None required

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

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

Findings of Fact: The project is not directly affected by agriculture programs and land use standards of the RCIP. The project site is not designated as prime/statewide important/unique/locally important farm land. The project is not adjacent to or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act.

Mitigation: None required.

Monitoring: None required.

AIR QUALITY Would the project

5. Air Quality Impacts	☐	☐	☐	☒
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☐	☒
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The project affects air quality issues as defined by the Air Quality Element of the RCIP, the threshold criteria of the Air Quality Handbook, 1993, South Coast Air Quality Management

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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District and due to project operations. The project will not conflict with or obstruct implementation of the applicable air quality plan, nor does the project individually violate any air quality standard. The project does not expose sensitive receptors to substantial pollutant concentrations nor does it create objectionable odors affecting substantial numbers of people. Air quality impacts are not considered significant due to applied mitigation. Existing and future landscaping within the project parking areas reduce heat and act as wind barriers. Blowsand concerns are addressed in Section 19, below

Mitigation: None required.

Monitoring: None required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐	☐	☐	☒
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐	☐	☐	☒
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐	☐	☐	☒
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐	☐	☐	☒
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

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

☐	☐	☐	☒
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐	☐	☐	☒
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Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact: The project is not influenced by wildlife and vegetation issues as identified in the RCIP, including wetlands and protected biological resources (non-native grassland), and the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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does not involve the potential for adverse effect, either individually or cumulatively, on wildlife. No jurisdictional waters are present on-site. The site is developed with an existing commercial center. The site is not within a conservation area as part of the Coachella Valley Multi Species Habitat Conservation Plan.

Mitigation: None required.

Monitoring: None required.

CULTURAL RESOURCES Would the project

7. Historic Resources

a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact: The project site is not affected by Historic Resources.

Mitigation: None required.

Monitoring: None required.

8. Archaeological Resources

a) Alter or destroy an archaeological site.	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact: The project site is not affected by Archaeological Resources.

Mitigation: None required.

Monitoring: None required.

9. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☐	☐	☒
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The site is not affected by paleontological resources.

Mitigation: None required.

Monitoring: None required.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	☐	☐	☐	☒
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒

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

Findings of Fact: The site is not located within the Alquist-Priolo Special Studies or County Fault Hazard Zones.

Mitigation: None required.

Monitoring: None required.

11. Liquefaction Potential Zone	☐	☐	☒	☐
a) Be subject to seismic-related ground failure, including liquefaction?				

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

Findings of Fact: The project is located within a moderate Liquefaction Potential Zone.

Mitigation: None required.

Monitoring: None required.

12. Ground-shaking Zone	☐	☐	☒	☐
Be subject to strong seismic ground shaking?				

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The site is located within a Ground Shaking Zone. The project would be conditionally compatible within the subject ground shaking zone.

Mitigation: Compliance with the Uniform Building Code, Ordinance No. 457.

Monitoring: Monitoring to be provided by the Building and Safety Department and through Ordinance No. 457.

13. Landslide Risk

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

☐ ☐ ☐ ☒

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: The project has a low probability of landslide risk.

Mitigation: None required.

Monitoring: None required.

14. Ground Subsidence

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

☐ ☐ ☒ ☐

Source: Resolution No. 94-125

Findings of Fact: The project site is within an area of ground subsidence which is resolved by compliance with the uniform building code and prior building permits.

Mitigation: None required.

Monitoring: None required.

15. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not located within an area subject to seiche, mudflow, or volcanic hazard.

Mitigation: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required.

16. Slopes	☐	☐	☐	☒
a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

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

Findings of Fact: The project is not affected by topography and slopes since the proposed location consist of an existing shopping center with parking lot. The elevation varies on the site from approximately 989 feet to 995 feet.

Mitigation: None required.

Monitoring: None required.

17. Soils	☐	☐	☐	☒
a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

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

Findings of Fact: The soil type on the subject property consists of Myoma fine sand which has been graded and improved with asphalt. Soil erosion of this type of soil is considered moderate and runoff is moderate. No project grading is proposed.

Mitigation: None required.

Monitoring: None required.

18. Erosion	☐	☐	☐	☒
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	☐	☐	☐	☒
b) Result in any increase in water erosion either on or off site?	☐	☐	☒	☐

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The subject site is impacted by erosion and drainage issues as identified in the RCIP. Existing improvements are constructed to address erosion and drainage impacts.

Mitigation: None required.

Monitoring: None required.

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

☐	☐	☐	☒
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project would not be impacted by wind erosion and blowsand issues since the site is constructed and improved. Blowsand can be a maintenance concern as it creates drifting sand dunes and also acts as an abrasive on metal, glass, and wood surfaces such as cars, windows, and siding of existing homes.

Mitigation: None required.

Monitoring: None required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

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

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐	☐	☒	☐
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐	☐	☐	☒
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐	☐	☐	☒
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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐	☐	☐	☒
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Source: Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Industrial and commercial businesses could entail the utilization, storage or transport of explosive or hazardous materials and wastes; hazardous materials are addressed by the Riverside County Hazardous Waste Management Plan. The county maintains several ordinances intended to facilitate the removal of any trash and rubbish from the property which may be hazardous, including Ordinance No. 541 (Removal of Rubbish) and Ordinance No. 689 (Prohibit Unlawful Dumping of Trash). Utility easements of record shall be observed and unauthorized disturbance shall be prohibited as provided by law; see also Section 46, below. Emergency access and evacuation issues are addressed in Section 34, below. The nearest school is located approximately three miles from the project. No known hazardous waste site exists on or near the project site.

Mitigation: Compliance with the Health Department's requirements and Fire Department's requirements as contained in the conditions of approval on file in the LMS, including 10 FIRE 1—Tank Permits, and by compliance with Ordinance Nos. 615, 617 and 651.

Monitoring: Monitoring will be provided by the Building and Safety, Health and Fire Departments and through Ordinance Nos. 457, 615, 617 and 651.

21. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐	☐	☐	☒
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b) Require review by the Airport Land Use Commission?

☐	☐	☐	☒
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c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐	☐	☐	☒
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d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

☐	☐	☐	☒
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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact: The project is not within an airport influence area boundary or otherwise affected by airport issues is identified in the RCIP. The project did not require review by the Airports Land Use Commission and/or Aviation Unit staff. The project is not adjacent to or significantly influenced by a private airstrip or heliport.

Mitigation: None required.

Monitoring: None required.

22. Hazardous Fire Area

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

☐	☐	☐	☒
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: The project is not located within a High Fire Area identified by Ordinance No. 546.

Mitigation: None required.

Monitoring: None required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

☐ ☒ ☐ ☐

b) Violate any water quality standards or waste discharge requirements?

☐ ☒ ☐ ☐

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☐ ☒

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐ ☐ ☐ ☒

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☒ ☐ ☐

g) Otherwise substantially degrade water quality?

☐ ☐ ☐ ☒

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

☐ ☐ ☐ ☒

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

Findings of Fact: The project would have an effect on water quality issues identified in the RCIP, such as erosion-sedimentation, "nonpoint source" pollution and agricultural runoff. The project contains existing water service.

Mitigation: Compliance with the conditions of approval on file in the LMS, including, 10 FLOOD R1 – Flood Hazard Report, which requires site design Best Management Practices (BMP's).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring to be provided by County Flood Control and Building and Safety Department.

24. Floodplains

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

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

☐
☐
☒
☒

b) Changes in absorption rates or the rate and amount of surface runoff?

☐
☐
☒
☐

c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

☐
☐
☐
☒

d) Changes in the amount of surface water in any water body?

☐
☐
☐
☒

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS-database

Findings of Fact: The project is influenced by flooding and drainage issues as identified in the RCIP which has been addressed with the previous construction of the commercial building with on-site improvements such as parking, and with any new construction, further improvements shall be required such as curbs, gutters, and retention area.

Mitigation: Compliance with the conditions of approval on file in the LMS, including, 10 FLOOD RI—Flood Hazard Report.

Monitoring: Monitoring to be provided by County Flood Control and Building and Safety Department.

LAND USE/PLANNING Would the project

25. Land Use

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

☐
☒
☐
☐

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

☐
☐
☒
☐

Source: RCIP, GIS database, Project Application Materials

Findings of Fact: The proposed project is not located within the sphere of influence of any city. The Desert Edge Community Council did review the project and recommended approval of the project in March 2009. No other public comments have been received as of this writing. The project is located within the Western Coachella Valley Area Plan and the land use designation is Commercial Retail within the Hot Springs Policy Area. The site is zoned Scenic Highway Commercial (C-P-S). The CPS

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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zone conditionally allows commercial uses such as convenience store with off-premises consumption of alcohol sales which the proposed use under this Conditional Use Permit would be conditionally consistent. Further building permits and road related improvements are required to bring the site to current development standards. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.

Mitigation: Compliance with the requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 20 PLANNING 2—Deadline for Plan Check and 20 PLANNING 2—Deadline Final Inspection.

Monitoring: Monitoring to be provided by the Planning Department and Building and Safety Department through Ordinance Nos. 348 and 457.

26. Planning	☐	☒	☐	☐
a) Be consistent with the site's existing or proposed zoning?	☐	☒	☐	☐
b) Be compatible with existing surrounding zoning?	☐	☒	☐	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☒	☐	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☒	☐	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☒	☐	☐

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

Findings of Fact: The project site is designated Commercial Retail (.20 -.50 FAR) and is zoned Scenic Highway Commercial (CPS). The proposal for a revised conditional use permit to extend the life of an existing convenience store with vehicle fuel sales and off-premises consumption of alcohol with variance for combined liquor and gasoline sales within an existing commercial buildings consisting of a 7,400 square foot building and reserving up to 31 vehicle parking spaces is conditionally consistent with the subject land use designation and zoning. The project is conditioned to complete further building and right-of-way improvements. The project would be conditionally compatible with surrounding existing and approved land uses.

Mitigation: Compliance with the requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 10 PLANNING 11—Maintain Licensing.

Monitoring: Monitoring to be provided by the Planning Department and Building and Safety Department through Ordinance Nos. 348 and 457.

MINERAL RESOURCES Would the project

27. Mineral Resources	☐	☐	☐	☒
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact: The project site is not designated as a mineral resource zone and does not contain potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

Mitigation: None required.

Monitoring: None required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not-Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The project is not affected by any significant airport noise.

Mitigation: None required.

Monitoring: None required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project is not affected by any significant railroad noise.

Mitigation: None required.

Monitoring: None required.

30. Highway Noise

NA ☐	A ☒	B ☐	C ☐	D ☐	☐	☐	☐	☒
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not affected by any significant highway noise due to the commercial nature of the project.

Mitigation: None required.

Monitoring: None required.

31. Other Noise

NA ☒	A ☐	B ☐	C ☐	D ☐	☐	☐	☐	☒
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Source: Project Application Materials, GIS database

Findings of Fact: The project is not affected by other noise impacts.

Mitigation: None required.

Monitoring: None required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact: The project is influenced by noise issues created by the project as identified in the RCIP. The project would generate less than significant noise impacts during normal operations. Compliance with the conditions of approval on file with the LMS, including 10 PLANNING 12--Exterior Noise Levels and 10 PLANNING 13--Noise Monitoring Reports. Compliance with 65 db(A) noise limit as established by RCIP, including but not limited to any outdoor public address system, contained in the conditions of approval on file in the LMS.

Mitigation: None required.

Monitoring: None required.

POPULATION AND HOUSING Would the project

33. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐	☐	☐	☒
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐	☐	☐	☒
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐	☐	☐	☒
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d) Affect a County Redevelopment Project Area?

☐	☐	☐	☒
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e) Cumulatively exceed official regional or local population projections?

☐	☐	☐	☒
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f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact: The project is not located within a Redevelopment Project Area pursuant to Ordinance No. 638. No adverse impacts are anticipated to existing housing stocks as the project site does not propose any dwelling units. The project will not induce substantial population growth or cumulatively exceed official population projections; see page 1 of this assessment for estimated future employees and/or residents.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services ☐ ☒ ☐ ☐

Source: Riverside County General Plan Safety Element

Findings of Fact: The project will be affected by the fire services programs and land use standards of the RCIP. County ordinances provide for minimum circulation and emergency vehicle ingress standards for street lengths and lot access strips.

Mitigation: Compliance with the Fire Protection Department's requirements as contained within the conditions of approval on file in the LMS, including 10 FIRE 2—Hazmat Box.

Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance Nos. 348, 457 and 787.

35. Sheriff Services ☐ ☐ ☒ ☐

Source: RCIP

Findings of Fact: Impacts to County Sheriff services would be less than significant; no comments were received.

Mitigation: None required.

Monitoring: None required.

36. Schools ☐ ☐ ☐ ☒

Source: GIS database

Findings of Fact: The requirements of state law provide for the mechanism for mitigation of school service impacts. No school fees are anticipated as the result of this project.

Mitigation: None required.

Monitoring: None required.

37. Libraries ☐ ☐ ☐ ☒

Source: RCIP

Findings of Fact: This project does not impact county library services.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: none required.

38. Health Services

☐	☐	☐	☒
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Source: RCIP

Findings of Fact: This project does not impact county health services.

Mitigation: None required.

Monitoring: none required.

RECREATION

39. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐	☐	☐	☒
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐	☐	☐	☒
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: The proposed project would not result in an increase in district population generating a need for additional parkland in neighborhood parks (Section 10.35 of Riverside County Ordinance No. 460).

Mitigation: None required.

Monitoring: None required.

40. Recreational Trails

☐	☐	☐	☒
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: No recreational trails exist on or very near the project site.

Mitigation: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☒	☐	☐
b) Result in inadequate parking capacity?	☐	☐	☒	☐
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☒	☐	☐
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
h) Cause an effect upon circulation during the project's construction?	☐	☐	☐	☒
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☐	☒

Source: RCIP

Findings of Fact: The project will be affected by the Circulation policies of the RCIP and will incrementally add to vehicle miles traveled and trips generated which on a cumulative basis will likely cause changes in traffic volume, some increase vehicle safety risks and affect roadway uses during construction activities. The Transportation Department considers traffic hazards due to local design features or incompatible uses through the requirements of Ordinance Nos. 461 and 499. Due to the nature of the proposed uses and the condition of the site, the project will require restriping of off-street parking facilities, in particular for the neighborhood commercial uses; off-street parking spaces shall be provided pursuant to Section 18.12 of Ordinance No. 348. Road improvements shall be required for Dillon Road and Corkill Road. Emergency vehicle use and access is addressed in cooperation with the Fire Protection Department. No significant alteration of waterborne, rail or air traffic is anticipated. Sunline Transit Agency is the principal public transportation provider in the Coachella Valley.

Mitigation: Compliance with the Transportation Department's requirements as contained within the conditions of approval on file in the LMS, including, but not limited to, 90 TRANS 1—Improvements (Dillon Road and Corkill Road) and 90 TRANS 2—IMP Plans.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring to be provided by the Transportation Department and through Ordinances Nos. 461, 499 and 673.

42. Bike Trails

☐	☐	☐	☒
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Source: RCIP

Findings of Fact: No bike path exists on or very near the project site.

Mitigation: None required.

Monitoring: None required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐	☐	☐	☒
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Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the domestic water programs and land use standards of the RCIP which the existing commercial buildings provide, with potential upgrades to water systems per the Environmental Health Department subject to future building permits.

Mitigation: None required.

Monitoring: None required.

44. Sewer

☐	☐	☒	☐
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a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐	☐	☐	☒
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Source: Department of Environmental Health Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will be affected by the sewer service programs and land use standards of the RCIP which the existing commercial buildings provide, with potential upgrades to sewer systems per the Environmental Health Department subject to future building permits.

Mitigation: None required.

Monitoring: None required.

45. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐	☐	☒	☐
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b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?

☐	☐	☐	☒
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: The project will be affected by solid waste programs and land use standards of the RCIP.

Mitigation: None required.

Monitoring: None required.

46. Utilities

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

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☐	☒
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Source: RCIP

Findings of Fact: The project is affected by utilities issues and land use standards identified in the RCIP; road and street maintenance is addressed in Section 41, above; no conflicts with county energy conservation planning expected by this project. Compliance with the transmittals received, and on file with this case, from affected public utilities or special districts. Development through design will be required to avoid existing utility facilities and observe active utility corridors and easements. Any placement of electrical and telephone lines under ground shall be coordinated with the affected utility as required by conditions on file in the LMS. Regulation of utilities included in various county regulations, including Ordinance Nos. 348, 457, 458, 460, 499, 503 and 684.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: None required.

OTHER

47. Other:

☐	☐	☐	☒
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OTHER

48. Other:

☐	☐	☐	☒
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OTHER

49. Other:

☐	☐	☐	☒
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MANDATORY FINDINGS OF SIGNIFICANCE

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

☐	☐	☐	☒
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Source: Staff review, Project Application Materials

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

51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

☐	☐	☐	☒
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Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	☐	☐	☐	☒

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Conditional Use Permit No. 3355

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

Location: County of Riverside Planning Department
38686 El Cerrito Road
Palm Desert, CA 92201

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Revised: 8/7/06

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Riverside County LMS
CONDITIONS OF APPROVAL

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VARIANCE Case #: VAR01851

Parcel: 654-190-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 VAR - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a variance to the terms of Section 18.48 of Ordinance No. 348 to allow the combined sale for off-premises consumption sale of liquor and vehicle fuel sales within an existing convenience store in connection with Conditional Use Permit No. 3355, Revised Permit No. 1 (CUP03355R1), located within Assessors Parcel Number 654-190-019.

10. EVERY. 2 VAR - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Variance Case Number 1851. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 VAR - 90 DAYS TO PROTEST

RECOMMND

The project developer 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 this application.

PLANNING DEPARTMENT

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

RECOMMND

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.

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

VARIANCE Case #: VAR01851

Parcel: 654-190-019

10. GENERAL CONDITIONS

10.PLANNING. 1 VAR - COMPLY WITH ORD./CODES (cont.)

RECOMMND

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 VAR - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 VAR - EXPIRATION DATE FOR USE

RECOMMND

This approval shall be used within one (1) year of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within the one (1) year period, which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the one year period, the permittee may request a one (1) year extension of time request in which to use this variance. A maximum of two (2) one-year extension of time requests may be permitted. Should the time period established by any of the extension of time requests lapse, or should both the one-year extensions be obtained and no substantial construction or use of this variance be initiated within three (3) years of the effective date of the issuance of this variance, this variance shall become null and void.

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Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03355R1

Parcel: 654-190-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a shopping center and this revised permit is to extend the life of a previously non-conforming shopping center containing a convenience store with vehicle fuel sales and off-premises consumption sale of liquor with retail shops and restaurant, located within Assessors Parcel Number 654-190-019.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 3355, Revised Permit No. 1. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A, Amended No. 1 (site plan), Exhibit D, Amended No. 1 (as built grading plan), Exhibit B (floor plans and elevations), Exhibit F (Civil Trans letter dated 3/27/09 modifying 24' wide driveways to 30' wide commercial driveways per the Transportation Department).

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

The project developer 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

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Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03355R1

Parcel: 654-190-019

10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST (cont.)

RECOMMND

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 this project.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE* - HAZMAT CONDITIION

RECOMMND

All buried fuel tanks and/or waste oil tanks must be consturcted, stored, or utilized in accordance with current regulations of the Environmental Health Hazardous Materials Division.

10.E HEALTH. 2 USE* - RE-REVIEW POSSIBLE

RECOMMND

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

10.E HEALTH. 3 USE-SEPTIC/INTERCEPTOR SIZING

RECOMMND

The size of the septic tanks/interceptors and effluent disposal areas shall be determined based upon the occupancy of the individual parcel. There shall be an unoccupied area on the parcel where sewage disposal, as required above, may be installed in conformance with the current Uniform Plumbing Code. There shall be an additional unoccupied area on the parcel equal to 100% of the above required sewage disposal systems for sewage disposal installation in case of failure. However, sewage disposal systems are considereed temporarty and if sewage lines of a sewer district become available, connection to the system should be made at that time.

Sewage disposal systems and the building or structures they serve shall be located on the same parcel that they serve only, but not within any established easements, rights-of-way, dedications, or conveyances of record.

10.E HEALTH. 4 USE-WATER

RECOMMND

Domestic water must be provided to the project facilities, existing and new, from an approved public system only.

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Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03355R1

Parcel: 654-190-019

10. GENERAL CONDITIONS

10.E HEALTH. 5

USE-SITE MAINTENANCE

RECOMMND

The existing site facilities shall at all times be properly operated and maintained in an approved manner, in accordance with current applicable County Ordinances and State Laws, so as to not create a public health and safety hazard or nuisance at any time.

Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected, under permit and inspection.

FIRE DEPARTMENT

10.FIRE. 1

USE-#84-TANK PERMITS

RECOMMND

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

10.FIRE. 2

USE-#89-RAPID HAZMAT BOX

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE-FLOOD HAZARD-REPORT

RECOMMND

This is a proposal to extend the life of Conditional Use Permit 3355 for an existing restaurant and market building in Desert Hot Springs Area. The 1-acre site is located northerly of Aurora Road, southerly of Dillon Road, easterly of Corkill Road, and westerly of Langlois Road.

The topography of the area is an alluvial fan which drains a watershed of 1.6 square miles southwesterly. The entire site lies in a broad valley of the east fork of Wide Canyon

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

and is located within the 100 year Zone A floodplain limits. The floodplain is delineated on Panel No. 06065C 915G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Since this permit is to extend the life of the permit and not to add additional improvements to the site, the District has no objection to the proposal.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

PLANNING DEPARTMENT

10.PLANNING. 1

USE - COMPLY WITH ORD./CODES

RECOMMND

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

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2

USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED

RECOMMND

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

10.PLANNING. 5 USE - LAND DIVISION REQUIRED

RECOMMND

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

10.PLANNING. 6 USE - HOURS OF OPERATION

RECOMMND

Use of the facilities approved under this revised conditional use permit shall be limited to the hours of 6:00 a.m. to 10:00 p.m., Monday through Sunday, in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 7 USE - LIMIT ON SIGNAGE

RECOMMND

Signage for this project shall be limited to the wall and freestanding signs currently existing on the site as of the date of this permit. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 8 USE - PHASE BY NEW PERMIT

RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 9 USE - LANDSCAPE MAINTENANCE

RECOMMND

Landscape planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections.

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10.PLANNING. 10 USE - SITE MAINTENANCE

RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 11 USE - MAINTAIN LICENSING

RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the State of California Alcohol Control Board (ABC) or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 12 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 5 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 6:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 13 USE - NOISE MONITORING REPORTS

RECOMMND

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

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10.PLANNING. 14 USE - ORD 847-NOISE-POWERTOOLS

RECOMMND

In accordance with Section 6. b. of Ordinance No. 847, no person shall operate any power tools or equipment between the hours of 10:00 P.M. and 8:00 A.M. such that the power tools or equipment are audible to the human ear inside an inhabited dwelling other than the dwelling in which the power tools or equipment may be located. Additionally, no person shall operate any power tools or equipment at any other time (8:00 A.M. to 10:00 P.M.) such that the power tools or equipment are audible to the human ear at a distance greater than one hundred (100) feet from the power tools or equipment.

10.PLANNING. 15 USE - AGRICULTURE CODES

RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 16 USE - PREVENT DUST & BLOWSAND

RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 17 USE - VOID RELATED PROJECT

RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP03355 shall become null and void upon final approval of Conditional Use Permit No. 3355, Revised Permit No. 1 by the County of Riverside.

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10. GENERAL CONDITIONS

10.PLANNING. 18

USE - CAUSES FOR REVOCATION

RECOMMND

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.

10.PLANNING. 19

USE - CEASED OPERATIONS

RECOMMND

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

10.PLANNING. 20

USE - BEER & WINE RESTRICTIONS

RECOMMND

The following development standards shall apply to the concurrent sale of motor vehicle fuels and liquor/beer and wine sales for off-premises consumption:

a. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

b. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.

c. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

d. 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.

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10.PLANNING. 20 USE - BEER & WINE RESTRICTIONS (cont.)

RECOMMND

e. Employees selling beer and wine and other alcoholic beverages between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

f. No sale of alcoholic beverages shall be made from a drive-in window.

g. All alcoholic beverage displays and storage areas, and all electrical coolers containing alcoholic beverages ~~shall be locked between the hours of 2:00 a.m. and 6:00 a.m. in order to prevent public access to alcoholic beverages during those hours.~~

10.PLANNING. 21 USE - PARKING DETERMINATIONS

RECOMMND

Parking for this permit was determined primarily on the basis of a convenience market with vehicle fuel sales and separate retail building. The following more parking intensive uses, provided such uses continue to be listed in the C-P-S Zone, shall not be allowed unless a plot plan pursuant to Section 18.12 of Ordinance No. 348 is submitted to and approved by the Planning Department in order to verify adequate parking remains within the property:

AUDITORIUMS AND CONFERENCE ROOMS, DANCE HALLS, SCHOOLS, THEATERS, LABOR TEMPLES AND UNION HALLS, DAY CARE CENTERS, WEDDING CHAPELS, CHURCHES, TEMPLES AND OTHER PLACES OF WORSHIP.

The property owner shall be responsible to provide a complete accounting of all parking and uses within the entire property in connection with any such application.

10.PLANNING. 22 USE - PERMIT "USED"

RECOMMND

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date. The permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for any plan check as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit. The permit holder shall pursue diligently to

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10.PLANNING. 22 USE - PERMIT "USED" (cont.) RECOMMND

completion all necessary permits and obtain final inspection approval thereof.

10.PLANNING. 23 USE - LIMIT OUTDOOR STORAGE RECOMMND

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or less within the entire premises.

10.PLANNING. 26 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3 (ORD 460/461) RECOMMND

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

10.TRANS. 2 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any

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10.TRANS. 2 USE - ENCROACHMENT PERMIT (cont.)

RECOMMND

work within the County road right-of-way.

10.TRANS. 3 USE - TS/CONDITIONS

RECOMMND

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

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

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

Corkill Road (NS) at:
Dillon Road (EW)

Corkill Road (NS) at:
Project Driveway (EW)

Project Driveway (NS) at:
Dillon Road (EW)

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - DEADLINE FOR PLAN CHECK

RECOMMND

BY NOVEMBER 1, 2009, the permit holder shall apply to the Building and Safety Department for all necessary permits,

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2. USE - DEADLINE FOR PLAN CHECK (cont.) RECOMMND

including the submission of all required documents and fees, for plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the day after the day indicated above, which lock shall not be released unless compliance with the above provision has occurred.

The permit holder shall consult with the Department of Building and Safety for the most appropriate permit(s). At a minimum, the permit holder shall apply for a BUILDING HOURLY INSPECTION PERMIT (BHR), three hour minimum deposit, to provide for an inspection of the site and follow up on any outstanding code enforcement issues. The property shall be subject to a safety and code compliance inspection by land use and building inspection staff.

Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 3. USE - DEADLINE FINAL INSPECT RECOMMND

THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF BY JULY 1, 2010 (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date indicated above, and shall not be removed unless compliance with the above provision has occurred.

Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

REVISED BY PLANNING COMMISSION 4/29/09

20.PLANNING. 4. USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall terminate on July 1, 2019 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease. However,

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4

USE - LIFE OF THE PERMIT (cont.)

RECOMMND

should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not be met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine (9) years and shall terminate on July 1, 2010 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

If the property owner wishes to propose to continue operation of the approved uses(s) beyond the termination date, it is the owner's responsibility to file another revised permit prior to that date. Note however, that the ~~filing of a revised permit does not guarantee that said~~ permit will ultimately be approved by the County.

REVISED BY PLANNING COMMISSION 4/29/09

TRANS DEPARTMENT

20.TRANS. 2

USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Dillon Road shall be conveyed for public use to provide for a 64-foot half-width right-of-way.

The above mentioned dedication shall be completed prior to Board of Supervisors approval of this project or by 7/1/2009 whichever comes first.

~~"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease. However, should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not be met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine (9) years and shall terminate July 1, 2010, and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.~~

If the property owner wishes to propose to continue operation of the approved use(s) beyond the termination date, it is the owner's responsibility to file another

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20.TRANS. 2 USE - R-O-W DEDICATION (cont.)

RECOMMND

revised permit prior to that date. Note however, that the filing of a revised permit does not guarantee that said permit will ultimately be approved by the County".

THE ABOVE MENTIONED STATEMENT WAS RECOMMENDED BASED ON PLANNING COMMISSIONERS DIRECTION AT PLANNING COMMISSION DATED 4/29/09.

20.TRANS. 3 USE - MAP CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461; except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

The above mentioned conditon shall be completed prior to Board of Supervisors approval of this project or by 7/1/2009 which ever comes first.

"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease. However, should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not be met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine (9) years and shall terminate on July 1, 2010 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

If the property owner wishes to propose to continue operation of the approved use(s) beyond the termination date, it is the owner's responsibility to file another revised permit prior to that date. Note however, that the filing of a revised permit does not guarantee that said permit will ultimately be approved by the County".

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20.TRANS. 4

USE - STREETLIGHTS - L&LMD

RECOMMND

The project porponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following:

1. Completed Transportation Department application
2. (2) Sets of street lighting plans approved by Transportation Department.
3. Appropriate fees for annexation.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

~~The above mentioned conditon shall be completed prior to Board of Supervisors approval of this project or by 7/1/2009 whichever comes first.~~

~~"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease. However, should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not be met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine (9) years and shall terminate on July 1, 2010 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.~~

~~If the property owner wishes to propose to continue operation of the approved use(s) beyond the termination date, it is the owner's responsibility to file another revised permit prior to that date. Note however, that the filing of a revised permit does not guarantee that said permit will ultimately be approved by the County".~~

~~THE ABOVE MENTIONED STATEMENT WAS RECOMMENDED BASED ON PLANNING COMMISSIONERS DIRECTION AT PLANNING COMMISSION DATED 4/29/09.~~

20.TRANS. 5

USE - STREETLIGHT PLAN

RECOMMND

A separate streetlight plan is required for this project.

Street lighting shall be designed in accordance with County

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20.TRANS. 5

USE - STREETLIGHT PLAN (cont.)

RECOMMND

Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No.'s 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

The above mentioned condition shall be completed prior to Board of Supervisors approval of this project or by 7/1/2009 whichever comes first.

"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall ~~thereafter be null and void and of no effect whatsoever,~~ and the approved use(s) shall cease. However, should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine ~~(9) years and shall terminate on July 1, 2010 and this~~ permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

If the property owner wishes to propose to continue operation of the approved use(s) beyond the termination date, it is the owner's responsibility to file another revised permit prior to that date. Note however, that the filing of a revised permit does not guarantee that said permit will ultimately be approved by the County".

THE ABOVE MENTIONED STATEMENT WAS RECOMMENDED BASED ON PLANNING COMMISSIONERS DIRECTION AT PLANNING COMMISSION DATED 4/29/09.

20.TRANS. 6

USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Desert Edge Community Design Guidelines, Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving, sand and gravel is

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20. TRANS. 6

USE - LANDSCAPING COMM/IND (cont.)

RECOMMEND

encouraged. The uses of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be designed within Dillon Road and Corkill Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans and shall depict only such landscaping, irrigation and related facilities as are to be placed within the public road right-of-way.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

The above mentioned condition shall be completed prior to Board of Supervisors approval of this project or by 7/1/2009 whichever comes first.

"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease. However, should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine (9) years and shall terminate on July 1, 2010 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

If the property owner wishes to propose to continue operation of the approved use(s) beyond the termination date, it is the owner's responsibility to file another revised permit prior to that date. Note however, that the filing of a revised permit does not guarantee that said permit will ultimately be approved by the County".

THE ABOVE MENTIONED STATEMENT WAS RECOMMENDED BASED ON PLANNING COMMISSIONERS DIRECTION AT PLANNING COMMISSION

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20.TRANS. 6 USE - LANDSCAPING COMM/IND (cont.) (cont.) RECOMMND

DATED 4/29/09.

20.TRANS. 7 USE - IMPROVEMENTS RECOMMND

DILLON ROAD

Dillon Road along project boundary is a paved County maintained road designated as an Arterial Highway, and shall be improved with 8-inch concrete curb and gutter located 43-feet from centerline, curbed and landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by Desert Edge Community Design Guidelines and Transportation Department within the 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92, pages 1 and 2. (86' / 128')

NOTE: A 5-foot meandering sidewalk shall be constructed within the 21-foot parkway per Standard No. 404.

CORKILL ROAD

Corkill Road along project boundary is a paved County maintained road and shall be improved with 6-inch concrete curb and gutter located 32-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by Desert Edge Community Design Guidelines and Transportation Department within the 50-foot half-width dedicated right-of-way in accordance with County Standard No. 94, pages 1 and 2. (64' / 100')

The above mentioned improvements shall be completed prior to Board of Supervisors approval of this project or by 7/1/2009 whichever comes first.

"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease. However, should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not be met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine (9) years and shall terminate on July 1, 2010 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

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20. TRANS. 7 USE - IMPROVEMENTS (cont.)

RECOMMND

If the property owner wishes to propose to continue operation of the approved use(s) beyond the termination date, it is the owner's responsibility to file another revised permit prior to that date. Note however, that the filing of a revised permit does not guarantee that said permit will ultimately be approved by the County".

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20. TRANS. 8 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by Desert Edge Community Design Guidelines and Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

The above mentioned condition shall be completed prior to Board of Supervisors approval of this project or by 7/1/2009 whichever comes first.

"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease. However, should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not be met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine (9) years and shall terminate on July 1, 2010 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

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20.TRANS. 8 USE - IMP PLANS (cont.)

RECOMMND

PLANNING COMMISSIONERS DIRECTION AT PLANNING COMMISSION
DATED 4/29/09.

20.TRANS. 9 USE - SIGNING & STRIPING

RECOMMND

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

The above mentioned condition shall be completed prior to Board of Supervisors approval of this project or by 7/1/2009 whichever comes first.

"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease. However, should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not be met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine (9) years and shall terminate on July 1, 2010 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

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20.TRANS. 10 USE - STREETLIGHT AUTHORIZATION

RECOMMND

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

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20.TRANS. 10

USE -STREETLIGHT AUTHORIZATION (cont.)

RECOMMND

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

The above mentioned condition shall be completed prior to Board of Supervisors approval of this project or by 7/1/2009 whichever comes first.

"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall ~~thereafter be null and void and of no effect whatsoever,~~ and the approved use(s) shall cease. However, should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not be met or completed by the permit holder by ~~July 1, 2010, this revised permit shall be reduced by nine~~ (9) years and shall terminate on July 1, 2010 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

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PLANNING COMMISSIONERS DIRECTION AT PLANNING COMMISSION
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20.TRANS. 11

USE - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within IID's pole standard.

~~Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.~~

It shall be the responsibility of the Developer to ensure

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20.TRANS. 11

USE - STREET LIGHTS INSTALL (cont.)

RECOMMND

that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

The above mentioned condition shall be completed prior to Board of Supervisors approval of this project or by 7/1/2009 whichever comes first.

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20.TRANS. 12

USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveways, closure of existing driveways, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on Dillon Road and Corkill Road shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department.

The above mentioned conditon shall be completed prior to Board of Supervisors approval of this project or by

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20.TRANS. 12

USE - EXISTING CURB & GUTTER (cont.)

RECOMMND

7/1/2009 whichever comes first.

"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease. However, should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not be met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine (9) years and shall terminate on July 1, 2010 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

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20.TRANS. 13

USE - UTILITY PLAN

RECOMMND

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

The above mentioned condition shall be completed prior to Board of Supervisors approval of this project or by

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20.TRANS. 13

USE - UTILITY PLAN (cont.)

RECOMMND

7/1/2009 whichever comes first.

"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease. However, should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not be met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine (9) years and shall terminate on July 1, 2010 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

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20.TRANS. 14

USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street ~~underground in accordance with Ordinance 460 and 461~~, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

~~A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.~~

The above mentioned condition shall be completed prior to Board of Supervisors approval of this project or by ~~7/1/2009 whichever comes first.~~

"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall

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20.TRANS. 14 USE - UTILITY INSTALL (cont.)

RECOMMND

thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease. However, should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not be met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine (9) years and shall terminate on July 1, 2010 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

If the property owner wishes to propose to continue operation of the approved use(s) beyond the termination date, it is the owner's responsibility to file another revised permit prior to that date. Note however, that the filing of a revised permit does not guarantee that said permit will ultimately be approved by the County".

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20.TRANS. 15 USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Dillon Road and Corkill Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

The above mentioned condition shall be completed prior to Board of Supervisors approval of this project or by 7/1/2009 whichever comes first.

"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease. However, should any

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20.TRANS. 15

USE - LANDSCAPING COMM/IND (cont.)

RECOMMND

conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not be met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine (9) years and shall terminate on July 1, 2010 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

If the property owner wishes to propose to continue operation of the approved use(s) beyond the termination date, it is the owner's responsibility to file another revised permit prior to that date. Note however, that the filing of a revised permit does not guarantee that said permit will ultimately be approved by the County".

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20.TRANS. 16

USE - DRIVEWAYS

RECOMMND

Driveways shall be constructed in accordance with County standard No. 207A and shall be located in accordance with Exhibit "A", Amended No. 1 for Conditional Use Permit No. 3355R1, or as approved by the Transportation Department.

The above mentioned condition shall be completed prior to Board of Supervisors approval of this project or by 7/1/2009 whichever comes first.

"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease. However, should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not be met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine (9) years and shall terminate on July 1, 2010 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

If the property owner wishes to propose to continue operation of the approved use(s) beyond the termination date, it is the owner's responsibility to file another

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20.TRANS. 16 USE - DRIVEWAYS (cont.)

RECOMMND

revised permit prior to that date. Note however, that the filing of a revised permit does not guarantee that said permit will ultimately be approved by the County".

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20.TRANS. 17 USE - TS/GEOMETRICS

RECOMMND

The following improvements shall be completed prior to Board of Supervisors approval of this project or by 7/1/2009 whichever comes first.

The intersection of Corkill Road (NS) and Dillon Road (EW) shall provide the following geometrics:

Northbound: One shared left turn/through/right turn lane
Southbound: One shared left turn/through/right turn lane
Eastbound: One shared left turn/through/right turn lane
Westbound: One shared left turn/through/right turn lane

The intersection of Corkill Road (NS) and Project Driveway (EW) shall provide the following geometrics:

Northbound: One shared through/right turn lane
Southbound: One shared left turn/through lane
Eastbound: NA
Westbound: One shared left turn/right turn lane

The intersection of Project Driveway (NS) and Dillon Road (EW) shall provide the following geometrics:

Northbound: One shared left turn/right turn lane
Southbound: NA
Eastbound: One through lane, one shared through/right turn lane
Westbound: One shared left turn/through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

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20.TRANS. 17

USE - TS/GEOMETRICS (cont.)

RECOMMND

The applicant will be required to pay cash-in-lieu for one-half of the future raised median on Dillon Road.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

All turn pocket lengths shall conform to the minimum County turn pocket length standards.

If any of the proposed improvements are found to be infeasible, the applicant will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

"The life of Conditional Use Permit No. 3355, Revised Permit No. 1 shall be valid for a period of ten (10) years and shall terminate on July 1, 2019 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease. However, should any conditions of approval pertaining to road dedications and road related improvements as required by the Transportation Department not be met or completed by the permit holder by July 1, 2010, this revised permit shall be reduced by nine (9) years and shall terminate on July 1, 2010 and this permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

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80. PRIOR TO BLDG PRMT ISSUANCE

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD

RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food Facilities Law.

80.E HEALTH. 2 USE* - WATER WILL SERVE

RECOMMND

A "Will Serve" letter for potable water is required from the appropriate agency providing water service.

80.E HEALTH. 3 USE - RWQCB OK

RECOMMND

A clearance letter from the California Regional Water Quality Control Board.

80.E HEALTH. 4 USE - PERC TEST REQD

RECOMMND

A satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Waste Disposal Booklet entitled "Waste Disposal for Individual Homes, Commercial and Industrial".

80.E HEALTH. 5 CUP - SEPTIC PLOT PLAN

RECOMMND

A set of three detailed plans drawn to scale (1"=40' of the proposed subsurface sewage disposal system including the 100% expansion area is required.

Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting, in the near future, regulations or standards for the permitting and operation of all onsite sewage treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

80.E HEALTH. 6 USE - HAZMAT CONTACT

RECOMMND

Contact the Hazardous Materials Management Division for requirements at (760) 863-8297.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 3 USE - LANDSCAPE INSPECTION

RECOMMND

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

80.PLANNING. 5 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

80.PLANNING. 6 USE - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 7 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

80.PLANNING. 8 USE - LANDSCAPING PLAN DESERT

RECOMMND

Prior to the issuance of building permits, thirteen (13) folded copies of a Shading, Parking, Parking Lot Lighting, Landscaping and Irrigation Plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Ordinance No. 348, Sections 18.12 and 18.30 (Planning Department only plot plan). It is recommended, to save unnecessary expense, that three (3) screen check copies of the proposed plan be initially submitted with a plot plan application and applicable fees, and thereafter providing the 13 final copies after completion of Planning Department review. The location, number, genus, species, and container size of plants shall be shown. Plans shall

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80.PLANNING. 8

USE - LANDSCAPING PLAN DESERT (cont.)

RECOMMND

meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. The submitted plans shall utilize the Riverside County Guide to Trees, Shrubs & Groundcovers. All landscaping and irrigation improvements within the street right-of-way shall require separate approval from the Transportation Department, in addition to approval from the Planning Department.

~~The project landscaping and irrigation plans shall include the following:~~

a) The name, address and phone number of both the landscape plan preparer and project developer. the property's Assessor Parcel Number(s) and a vicinity map.

b) All outdoor trash and rubbish disposal areas and recycling bins with details of structural design.

c) Elevations with height shown and materials described for all masonry walls and other fencing.

d) Handicapped or physically impaired parking spaces shall be shown. Accessibility for handicapped or physically impaired persons shall be depicted on the landscaping plan, including the path of travel to the main building entrance(s) with consideration given to potential access constraints due to slopes, lighting fixtures and width of walkways. A note shall be included that certifies that ~~the plans conform to all federal and state handicapped~~ accessibility regulations.

e) ~~Drought tolerant and native plant species shall be preferred over non-drought tolerant or non-native species; however, the quantity and extent of these species shall depend on the project's climatic zone. Alternative types of low volume irrigation are encouraged to be used in order to conserve water. Review of landscaping and irrigation plans by any applicable water utility for the above standards may be required prior to Planning Department approval. The project, if approved after February 2007, shall comply with the requirements of Ordinance No. 859.~~

f) A copy of the final grading plans shall be submitted with the landscaping plan to the Planning Department in order to establish adequate coordination of plans.

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80.PLANNING. 8 USE - LANDSCAPING PLAN DESERT (cont.) (cont.)RECOMMND

g) Plans shall include a parking area shading plan which includes applicable area calculations and a diagram showing adequate shade canopies within 15 years of tree age.

h) Landscape plans shall contain the Agricultural Commissioner's note as indicated in general conditions, above, if the project is located in the Coachella Valley.

i) The project landscaping plans shall address any changes to the parking and landscaping and signage created as a result of conditions of approval of other county departments, including, but not necessarily limited to, street improvements.

80.PLANNING. 11 USE - LANDSCAPING SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 12 USE - FEE BALANCE RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at

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80.TRANS. 1 USE - TUMF (cont.)

RECOMMND

the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 2 USE - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

NONE

80.TRANS. 3 ~~USE~~ ~~TS/GEOMETRICS~~

RECOMMND

The intersection of Corkill Road (NS) and Dillon Road (EW) shall provide the following geometrics:

Northbound: One shared left turn/through/right turn lane
Southbound: One shared left turn/through/right turn lane
Eastbound: One shared left turn/through/right turn lane
Westbound: One shared left turn/through/right turn lane

~~The intersection of Corkill Road (NS) and Project Driveway (EW) shall provide the following geometrics:~~

~~Northbound: One shared through/right turn lane
Southbound: One shared left turn/through lane
Eastbound: NA
Westbound: One shared left turn/right turn lane~~

~~The intersection of Project Driveway (NS) and Dillon Road (EW) shall provide the following geometrics:~~

~~Northbound: One shared left turn/right turn lane
Southbound: NA
Eastbound: One through lane, one shared through/right turn lane
Westbound: One shared left turn/through lane~~

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

The applicant will be required to pay cash-in-lieu for one-half of the future raised median on Dillon Road.

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CONDITIONAL USE PERMIT Case #: CUP03355R1

Parcel: 654-190-019

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - TS/GEOMETRICS (cont.)

RECOMMND

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

All turn pocket lengths shall conform to the minimum County turn pocket length standards.

If any of the proposed improvements are found to be infeasible, the applicant will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

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

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

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

FIRE DEPARTMENT

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

MET

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

07/02/09
09:45

Riverside County LMS
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CONDITIONAL USE PERMIT Case #: CUP03355R1

Parcel: 654-190-019

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2

USE-#27-EXTINGUISHERS

MET

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 3

USE-#36-HOOD DUCTS

MET

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

90.FIRE. 4

FINAL INSPECTION

MET

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777

Murrieta office (951)600-6160

Indio Office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 1

USE - LANDSCPE/IRRIG INSTALL

DRAFT

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled

07/02/09
09:45

Riverside County LMS
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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 USE - LANDSCAPE/IRRIG INSTALL (cont.)

DRAFT

"USE-LANDSCAPING SECURITIES" and "USE-LANDSCAPE INSPECTION", both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 2 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 21 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be restriped and surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 3 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

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09:45

Riverside County LMS
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CONDITIONAL USE PERMIT Case #: CUP03355R1

Parcel: 654-190-019

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - LIGHTING PLAN COMPLY

RECOMMND

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

90.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 6 USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 7 ~~USE - MITIGATION MONITORING~~

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42018. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 9 USE - COMPLY W/ LNDSCP/IRR PLN

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

07/02/09
09:45

Riverside County LMS
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Parcel: 654-190-019

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10

USE - FEE STATUS

RECOMMND

Prior to final building inspection for Conditional Use Permit No. 3355, Revised Permit No. 1, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

90.TRANS. 1

USE - IMPROVEMENTS

RECOMMND

DILLON ROAD

Dillon Road along project boundary is a paved County maintained road designated as an Arterial Highway, and shall be improved with 8-inch concrete curb and gutter located 43-feet from centerline, curbed and landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by Desert Edge Community Design Guidelines and Transportation Department within the 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92, pages 1 and 2. (86' / 128 ')

NOTE: A 5-feet meandering sidewalk shall be constructed within the 21-foot parkway per Standard 404.

CORKILL ROAD

Corkill Road along project boundary is a paved County maintained road and shall be improved with 6-inch concrete curb and gutter located 32-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by Desert Edge Community Design Guidelines and Transportation Department within the 50-foot half-width dedicated right-of-way in accordance with County Standard No. 94, pages 1 and 2. (64' / 100').

90.TRANS. 2

USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by Desert Edge Community Design Guidelines and Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

07/02/09
09:45

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - SIGNING & STRIPING

RECOMMND

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

90.TRANS. 8 USE STREETLIGHT AUTHORIZATION

RECOMMND

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

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

~~90.TRANS. 9 USE -- STREET LIGHTS -- INSTALL~~

~~RECOMMND~~

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that ~~street lights are energized along the streets~~ associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 10 USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveways, closure of existing driveways, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on Dillon Road and Corkill Road shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department.

07/02/09
09:45

Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03355R1

Parcel: 654-190-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - UTILITY PLAN

RECOMMND

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

90.TRANS. 12 USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 13 USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Dillon Road and Corkill Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

07/02/09
09:45

Riverside County LMS
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CONDITIONAL USE PERMIT Case #: CUP03355R1

Parcel: 654-190-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15 USE - DRIVEWAYS

RECOMMND

Driveway(s) shall be constructed in accordance with County Standard No. 207A and shall be located in accordance with Exhibit "A", Amended No. 1 for Conditional Use Permit No. 3355R1, or as approved by the Transportation Department.

90.TRANS. 16 USE - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

NONE

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George Johnson- Agency Director
Planning Department
Ron Goldman- Planning Director

DATE: January 28, 2009

TO: BUILDING & SAFETY:
Code Enf./Grading
PLAN CHECK
TRANSPORTATION (2)
HEALTH DEPARTMENT (2)
FIRE PROTECTION
FLOOD CONTROL DISTRICT: RIVCO
RIV. CO. PARKS
RIV. CO. GIS DEPT. ATTN: LINDA PHERIGO
RIV. CO. COMMISSIONER PORRAS
RIV. CO. SUPERVISOR WILSON'S OFFICE
RIV. CO. SHERIFF'S DEPT - PD

MSWD/ CITY OF DESERT HOT SPRINGS/ PSUSD
CA ALCOHOLIC BEVERAGE CONTROL BOARD
DESERT EDGE COMM. COUNCIL
DESERT FILE / CENTRAL FILE

VARIANCE NO. 01851 - EA No. 42018 - Applicant: Bhatti Enterprises, Inc. - Engineer/Representative: Civil Trans Inc. - Fourth Supervisorial District - Pass & Desert Zoning District - Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) - Location: Southerly of Dillon Road, easterly of Corkhill Road - Zoning: Scenic Highway Commercial (C-P-S) Zone - 1.28 Acres - REQUEST: Variance for combined liquor and gasoline sales at an existing convenience store located within a small shopping center.

**NOTE: PREVIOUS PLANS SENT
UNDER CUP03355R1 (VAR GOES
WITH CUP03355R1)**

APN: 654-190-019
CONCURRENT CASE: CUP03355R1
RELATED CASES: NONE

Please review the case described above, along with the attached tentative map/exhibit.

All County Agencies and Departments, please have your conditions in the SIERRA LMS no later than March 26, 2009.

All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Jay Olivas, Project Planner at (760) 863-8277.

COMMENTS:

The Desert Edge Community Council unanimously approved Variance No. 01851 for applicant Bhatti Enterprises, Inc. (Liquor/Grocery Store and Gas Station) request for combined liquor and gasoline sales at an existing convenience store located within a small shopping center based on the store has been operating and approved since 1991 without incident and sale of liquor and gasoline at the site offers convenience to approximately 10,000 residents and visitors to Desert Edge precluding them (many elderly) from traveling to Desert Hot Springs for groceries, liquor or gas.

DATE: 3-10-09 SIGNATURE: _____
PRINT NAME: _____

TITLE: _____

If you do not use this letter for your response, please indicate case number and project planner's name. Thank You.

TML: mcc

Riverside Office • 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 38-686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277 • Fax (760) 863-7555

Murrieta Office • 39493 Los Alamos Road
Murrieta, California 92563
• Fax (951) 600-6145 •

Christiansen Accounting

Corina L. Christiansen, CPA

taxhelp@montclaircpa.com

Phone: 909.447.6802

Fax: 909.447.6805

October 13, 2008

To Whom It May Concern:

Re: Golden Lantern Market Located at 70041 Dillon Rd, Desert Hot Springs

It is our understanding that Golden Lantern Market has been a business member of the Desert Hot Springs Community for over 20 years. Mr. Baljeet Sing purchased Golden Lantern Market in October of 2002.

Since that time the local market has provided the community of Desert Hot Springs with food, fuel & liquor sales to the tune of \$8.5 million dollars. 2007 Sales topped out at over \$1.7 million dollars of which \$1.4 million dollars were taxable with a share of the sales tax staying in Desert Hot Springs.

Please do not put this valuable tax paying member of your community out of business.

Corina L. Christiansen, Accountant for Golden Lantern Market

140 W Foothill Blvd Ste E, Claremont, CA 91711

161 12/11/08

CC JNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

☐ PLOT PLAN
☒ REVISED PERMIT

☒ CONDITIONAL USE PERMIT
☐ PUBLIC USE PERMIT

☐ TEMPORARY USE PERMIT
☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CONDITIONAL USE PERMIT NO. 3355

DATE SUBMITTED: 8/11/08

APPLICATION INFORMATION

Applicant's Name: BHATTI ENTERPRISES INC.

E-Mail: _____

Mailing Address: 70041 DILLON ROAD

DESERT HOT SPRINGS, CA. 92241
City State ZIP

Daytime Phone No: (760) 329-7752

Fax No: (760) 288-7503

Engineer/Representative's Name: JAVAD M. ASLAM, P.E.

CIVIL TRANS INC.

E-Mail: ctrans@verizon.net

Mailing Address: 732 N. DIAMOND BAR BLVD. SUITE 128

DIAMOND BAR, CA. 91765
City State ZIP

Daytime Phone No: (909) 396-1131

Fax No: (909) 396-0328

Property Owner's Name: BHATTI ENTERPRISES INC.

E-Mail: _____

Mailing Address: 70041 DILLON ROAD

DESERT HOT SPRINGS, CA. 92241
City State ZIP

Daytime Phone No: (760) 329-7752

Fax No: (760) 288-7503

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

BHATTI ENTERPRISES INC
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT (President)

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

BAJJEET SINGH
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 654-190-019

Section: 11 Township: 3 SOUTH Range: 5 EAST

Approximate Gross Acreage: 1.0 ACRE

General location (nearby or cross streets): North of AURORA, South of DILLON ROAD, East of CORKILL ROAD, West of LANGLOIS RD.

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

REVISED PERMIT TO ALLOW CONTINUED OPERATION OF AN EXISTING CONVENIENCE
MARKET WITH GAS/LIQUOR SALES, BEAUTY SHOP, AND RESTAURANT.

Related cases filed in conjunction with this request:

NONE

Is there a previous development application filed on the same site: Yes ☐ No ☐

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: PAVEMENT DESIGN RECOMMENDATIONS.

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site? ONSITE - LESS THAN 5 CY FOR DRAINAGE CONST.

Estimated amount of cut = cubic yards: OFFSITE - ROADWAY WIDENING:
1,100 CY

Estimated amount of fill = cubic yards 250 CY

Does the project need to import or export dirt? Yes ☒ No ☐

Import _____ Export 850 CY Neither _____

What is the anticipated source/destination of the import/export?

DESERT HOT SPRINGS / PALM SPRINGS AREA

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

DILLON ROAD & PALM DR.

How many anticipated truckloads? 10-12 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N.A. EXIST IMPROV. 1747 sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the development project area exceed more than one acre in area? Yes ☐ No ☒

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

☒ Santa Ana River

☐ Santa Margarita River

☐ San Jacinto River

☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) [Signature]

Date 08/08/2007

Owner/Representative (2) CIVIL TEAM INC.

Date _____

RECEIVED
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director
JAN 22 2009
Riverside County
Planning Department
Desert Office

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- ☐ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☒ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: VAR01851 DATE SUBMITTED: 1/22/09

APPLICATION INFORMATION

Applicant's Name: BHATTI ENTERPRISES INC. E-Mail: ctrans@verizon.net

Mailing Address: 70041 DILLON ROAD
DESERT HOT SPRINGS, CA. 92241
City State ZIP

Daytime Phone No: (951) 756-3399 Fax No: (760) 288-7503

Engineer/Representative's Name: CIVIL TRANS INC. E-Mail: ctrans@verizon.net
JAY ADAMI, P.E.

Mailing Address: 732 N. DIAMOND BAR BLVD. SUITE 128
DIAMOND BAR CA. 91761
City State ZIP

Daytime Phone No: (909) 396-1131 Fax No: (909) 396-0328

Property Owner's Name: BHATTI ENTERPRISES INC. E-Mail: SAME

Mailing Address: SAME
City State ZIP

Daytime Phone No: (951) 756-3399 Fax No: (951) 684-2075

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

NO NEW SITE IMPROVEMENTS. EXISTING STRUCTURES REMAIN.
MODIFICATIONS TO PARKING AREAS AND STREET WIDENING
PER CURRENT RIGHT OF WAY REQUIREMENTS

Related cases filed in conjunction with this request:

N/A

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s) _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: TRAFFIC REPORT

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 30

Estimated amount of fill = cubic yards 30

Does the project need to import or export dirt? Yes ☐ No ☒

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export? N/A

January 8, 2009

Mr. Jay Olivas, Planner IV
Planning Department
County of Riverside
38686 El Cerrito Road
Palm Desert, CA. 92211

Reference: Conditional Use Permit CUP03355R1

Project Name/Description: Extension of Conditional Use Permit(CUP) for existing Convenience Market with Gas and Liquor sales. The market is identified as Golden Lantern located at 70041 Dillon Road, Desert Hot Springs, CA. APN: 654-190-019

Dear Mr. Olivas:

As requested we are providing this letter of justification in reference to the subject project. There are no new improvements on this property and the owner, Bhatti Enterprises Inc., has applied for the extension of existing CUP to continue the businesses which they bought from the previous owner several years back.

The property consists of an existing convenience market with gas and liquor sales, a restaurant and a vacant beauty shop. These are established businesses serving the local community for more than twenty years. For the residents in this area, this is the only convenience market and gas station available to serve them within a parameter of several miles. Considering the need of the area residents as well as travelers through this area, the communities of Desert Edge and Sky Valley have already provided their recommendations to continue these businesses to serve the local population.

The property owner, Bhatti Enterprises Inc., is coordinating with the County to satisfy all CUP requirements to continue these businesses which also provide the County with substantial sales tax revenues.

These businesses have been operating on the subject property for several years in compliance with local and state regulations which also include permits, insurances, etc. So these businesses have the liability insurances for the protection of public and property damages as required by law. Furthermore, there have been no such incidences which threaten public safety during the course of these businesses in the past several years. Besides, these are local neighborhood businesses that are not open late at night, and the residents are comfortable to utilize them for their daily needs during the normal business hours.

We feel these businesses serve the area communities well and we are asking the County to let us continue to do so for the sake of area residents. Please do call us if you have any questions or need any other information in processing our request. Thank you.

Sincerely,
Bhatti Enterprises Inc.

Sign:


(BALJEET SINGH)



**California Department of Alcoholic
Beverage Control**
*License Query System Summary
as of 11/3/2008*

License Information	
License Number: 390030	Status: ACTIVE
Primary Owner: BHATTI ENTERPRISES INC	
ABC Office of Application: RANCHO MIRAGE	
Business Name	
Doing Business As: GOLDEN LANTERN MARKET	
Business Address	
Address: 70041 DILLON RD	Census Tract: 0445.04
City: DESERT HOT SPRINGS	County: RIVERSIDE
State: CA	Zip Code: 92241
Licensee Information	
Licensee: BHATTI ENTERPRISES INC	
Company Officer Information	
Officer: KAUR SARBJIT, CHIEF FINANCIAL OFFICER	
Officer: SINGH BALJEET, PRESIDENT/SECRETARY	
License Types	
1) License Type: 21 - OFF-SALE GENERAL	
License Type Status: ACTIVE	
Status Date: 01-OCT-2002	Term: Month(s)
Original Issue Date: 01-OCT-2002	Expiration Date: 30-SEP-2009
Master: Y	Duplicate: 0 Fee Code: NA
Condition: OPERATING RESTRICTIONS	
License Type was Transferred On: From: 298324	
2) License Type: 30 - TEMPORARY PERMIT	
License Type Status: ISSUE	
Status Date: 02-JUL-2002	Term: Month(s)
Original Issue Date:	Expiration Date:
Master: Y	Duplicate: 0 Fee Code: NA
Current Disciplinary Action	
... No Active Disciplinary Action found ...	
Disciplinary History	
... No Disciplinary History found ...	
Hold Information	
... No Active Holds found ...	



**California Department of Alcoholic
Beverage Control**
*License Query System Summary
as of 11/3/2008*

License Information	
License Number: 298324	Status: CANCEL
Primary Owner: LEE ANTHONY YONGHAE	
ABC Office of Application: RANCHO MIRAGE	
Business Name	
Doing Business As: HARVEYS GOLDEN LANTERN MARKET	
Business Address	
Address: 70041 DILLON RD	Census Tract: 0445.04
City: DESERT HOT SPRINGS	County: RIVERSIDE
State: CA	Zip Code: 92241
Licensee Information	
Licensee: LEE ANTHONY YONGHAE	
Licensee: LEE YONG HUI	
License Types	
1) License Type: 21 - OFF-SALE GENERAL	
License Type Status: CANCEL	
Status Date: 01-OCT-2002	Term: 12 Month(s)
Original Issue Date: 15-SEP-1994	Expiration Date: 31-AUG-2003
Master: Y	Duplicate: 0 Fee Code: NA
Condition: OPERATING RESTRICTIONS	
License Type was Transferred On: (From: 254183)	
License Type was Transferred On: 02-JUL-2002 To: 390030	
Current Disciplinary Action	
... No Active Disciplinary Action found ...	
Disciplinary History	
... No Disciplinary History found ...	
Hold Information	
... No Active Holds found ...	
Eserow	
... No Escrow found ...	

--- End of Report ---



**California Department of Alcoholic
Beverage Control
License Query System Summary
as of 11/19/2008**

License Information	
License Number: 241260	Status: INACTIVE ***
Primary Owner: LEE HARK TAE	
ABC Office of Application: RANCHO MIRAGE	
Business Name	
... No Active DBA found ...	
Business Address	
Address: 70041 DILLON RD	Census Tract: 0445.04
City: DESERT HOT SPRINGS	County: RIVERSIDE
State: CA	Zip Code: 92241
Licensee Information	
Licensee: LEE HARK TAE	
Licensee: LEE JONG HEE	
License Types	
1) License Type: 20 - OFF-SALE BEER AND WINE	
License Type Status: INACTIVE ***	
Status Date:	Term: 12 Month(s)
Original Issue Date: 06-NOV-1990	Expiration Date: 31-OCT-1994
Master: Y	Duplicate: 0 Fee Code: NA
Current Disciplinary Action	
... No Active Disciplinary Action found ...	
Disciplinary History	
... No Disciplinary History found ...	
Hold Information	
... No Active Holds found ...	
Escrow	
... No Escrow found ...	

--- End of Report ---

For a definition of codes, view our glossary.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3355R1 / VARIANCE CASE NO. 1851 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bhatti Enterprises, Inc. – Engineer/Representative: Civil Trans Inc. / Jay Aslam, P.E. – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD: CR) (.20-.35 FAR) – Location: Southerly of Dillon Road, easterly of Corkill Road, westerly of Langlois Road at 70041 Dillon Road in the Desert Edge Community – 1.30 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** A revised conditional use permit proposes to extend the life from existing expiration date of 7/1/2009 for a previously non-conforming shopping center containing a convenience store with vehicle fuel sales and off-premises consumption sale of liquor with retail shops and restaurant. In addition, a variance to the terms of Section 18.48 of Zoning Ordinance No. 348 (Alcoholic Beverage Sales) to allow the combined sale for off-premises consumption sale of liquor and vehicle fuel sales within the existing convenience store. APN(s): 654-190-019. (Quasi-Judicial)

TIME OF HEARING: 9:30 A.M. or as soon as possible thereafter.
DATE OF HEARING: April 29, 2009
PLACE OF HEARING: City of La Quinta Council Chambers
78-495 Calle Tampico, La Quinta, CA 92253

For further information regarding this project, please contact Jay Olivas, Project Planner at 760-863-8277 or e-mail jolivas@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Jay Olivas, Project Planner
38686 El Cerrito Road, Palm Desert, CA 92211

More Services

CERTIFIED PROPERTY OWNERS' LIST

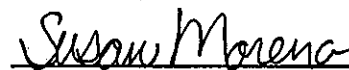
AFFIDAVIT

PROJECT INFORMATION: 70041 DILLION RD
DESERT HOT SPRINGS, CA
RIVERSIDE COUNTY

I, SUSAN MORENO, declare under penalty of perjury that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available roll of the County within the area described and for a distance of ONE THOUSAND FIVE HUNDRED (1,500) feet from the exterior boundaries of property known as:

70041 DILLION RD
DESERT HOT SPRINGS, CA
RIVERSIDE COUNTY
APN 654-190-019

Executed at EL MONTE, California, this 8TH day of JANUARY. 2009.


SUSAN MORENO
(626) 350-5944

CLPO3355R1

1 654-190-019
BHATTI ENTERPRISES INC
70041 DILLON RD
DESERT HOT SPRINGS CA 92241-7641

2 654-190-006,007,022
OCARROLL JOHN MILANI DAVID J
1930 S CAMINO REAL #8
PALM SPRINGS CA 92264-9290 C014

3 654-190-033
ALMAR ACRES ASSN INC
70205 DILLON RD
DESERT HOT SPRINGS CA 92241-7641

4 654-190-011,029,030
LOSEY PHILIP R & RACHEL
67700 ONTINA RD
CATHEDRAL CITY CA 92234-5576 C074

5 654-190-034
WHR PROP INC
103 W TOMICHI AVE
GUNNISON CO 81230-2323 C002

6 654-180-014,015,017
CALIENTE SPRINGS
74711 DILLON RD
DESERT HOT SPRINGS CA 92241-9241

7 654-180-013/654-190-003,031
TROTOCHAU ROBIN S
PO BOX 1046
PALM SPRINGS CA 92263-1046 B009

8 654-160-015
MCDONALD ED
45561 CLUB DR
INDIAN WELLS CA 92210-8865 C007

9 654-160-005
LAZOVSKY DANIEL & LORNA D
3535 INLAND EMPIRE BLVD
ONTARIO CA 91764-4908 R098

10 654-160-016/654-150-009
BASE RONALD L & RUTH M
PO BOX 1585
UPLAND CA 91785-1585 B017

11 654-160-010,009,012/654-150-007
SAB MANAGEMENT
948 FIRE DANCE LN
PALM DESERT CA 92211-5911 C060

12 654-160-011
SAB LLC
4935 GREEN CREST DR
YORBA LINDA CA 92887-1605 C057

13 654-160-013
PFAU PFAU PFAU
PO BOX 538
FALLBROOK CA 92088-0538 B004

14 654-160-002
4H PROPERTIES INVESTMENT LLC
69400 COUNTRY CLUB DR
DESERT HOT SPRINGS CA 92241-8289

15 654-170-064
MCANDREWS ELVA PRFFITT RANDA
69525 DILLON RD #69
DESERT HOT SPRINGS CA 92241-9341

16 654-170-024
HAROMY LINDA K
2380 E ROCHELLE AVE
LAS VEGAS NV 89119-5452 C077

17 654-170-023
HAN JAMES
103 S SERRANO AVE
LOS ANGELES CA 90004-5209 C024

18 654-170-022
OH JAMES PARK ANN
3232 FOOTHILL BLVD
LA CRESCENTA CA 91214-2635 C023

19 654-170-039
OH YOUNGSIM LEE
5043 MCCLURE LN
CASTLE ROCK CO 80108-8425 C013

20 654-170-040
WADE MARSHA K
1004 OCEAN AVE #B
SEAL BEACH CA 90740-6482 C036

21 654-170-057
MIRACLE ACRES ASSOCIATION INC
17405 CORKILL RD
DESERT HOT SPRINGS CA 92241-8391

22 654-170-028
TIPTON ELSA BLOOM FRANCES W
17401 JOHNSON RD
DESERT HOT SPRINGS CA 92241-8284

23 654-170-056,029,030
HEAVENLY WORKS
17325 JOHNSON RD
DESERT HOT SPRINGS CA 92241-8725

24 654-170-032
LEE CHOO JA
2685 NOTTINGHAM AVE
LOS ANGELES CA 90027-1061 C057

25 654-170-043,053
DESERT PALMS COMMUNITY
7100 W FLORIDA AVE
HEMET CA 92545-3410 C042

26 654-200-055
RUDRICH RUDOLF & HEDWIG
431 SANDALWOOD DR
CALIMESA CA 92320-1506 C002

27 654-200-050,051
HEERMANN MARIE B
PO BOX 1617
WOODLAND WA 98674-1500 B015

OWNER
BHATTI ENTERPRISES INC
70041 DILLON RD
DESERT HOT SPRINGS CA 92241-7641

SCHOOL DISTRICT
PALM SPRING UNIFIED SCHL DISTRICT
980 E TAHQUITZ CANYON WAY
PALM SPRINGS CA 92262

ENGINEER
CIVIL TRANS INC
732 N DIAMOND BAR BLVD
DIAMOND BAR CA 91765

1 of 1

Mission Springs Water District
66575 E. Second Street
Desert Hot Springs, CA 92240

Southern California Edison
36100 Cathedral Canyon
Cathedral City, CA 92234

Southern California Gas Co.
211 N. Sunrise Way
Palm Springs, CA 92262

Verizon
295 N. Sunrise Way
Palm Springs, CA 92262

Palm Springs Unified School Dist.
980 E. Tahquitz Cyn. Way. Ste. #204
Palm Springs, CA 92262

Dept. Alcoholic Bev. Control
42-700 Bob Hope Drive #317
Rancho Mirage, CA 92270

Sunline Transit
Attn: Eunice Lovi
32505 Harry Oliver Trail
Thousand Palms, CA 92276

Desert Edge Community Council
Attn: Susan Lombardi, Chairwoman
45851 Manzo Road
Indian Wells, CA 92210

Desert Edge Community Council
Attn: Walter D. Hadley, Councilmember
17-777 Langlois Rd., #20
Desert Edge, CA 92241

Desert Edge Community Council
Attn: Cindy A. Nance, Secretary
69875 Silver Moon Tr.
Desert Hot Springs, CA 92241

Desert Edge Community Council
Attn: Carl "Joe" Marsh, Councilmember
18555 Robert Rd., #15
Desert Hot Springs, CA 92241

Desert Edge Community Council
Attn: Eleanor Dullea, Councilmember
17640 Corkill Rd., #23
Desert Edge, CA 92241

Applicant/Owner:
Bhatti Enterprises Inc.
70041 Dillon Rd.
Desert Hot Springs, CA 92241

Engineer:
Civil Trans Inc
C/O: Javaid M Aslan
732 N Diamond Bar BL Ste 128
Diamond Bar, CA 91765

**EXTRA LABELS
FOR CUP03355R1**

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
☐ 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☒ 38686 El Cerrito Road
Palm Desert, California 92211

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

EA42018 Conditional Use Permit No. 3355R1, Variance Case No. 1851

Project Title/Case Numbers

Jay Olivas
County Contact Person

(760) 863-8277
Phone Number

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

Bhatti Enterprises, LLC
Project Applicant

70041 Dillon Road Desert Hot Springs, CA 92240
Address

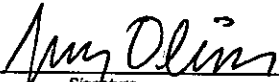
Southerly of Dillon Road, easterly of Corkill Road, westerly of Langlois Road at 70041 Dillon Road.
Project Location

The revised conditional use permit proposes existing convenience store to remain and variance for combined liquor and fuel sales.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on April 29, 2009, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,993.00 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211.


Signature

Planner IV

Title

June 18, 2009

Date

Date Received for Filing and Posting at OPR: Not applicable

Y:\11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP03355R1\NOD Form.doc Revised 01/15/08

Please charge deposit fee case#: ZEA42018 ZCFG05367 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

I0901579

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: HARVEY'S GOLDEN LANTERN MARKET

\$64.00

paid by: CK 3178

paid towards: CFG05367 CALIF FISH & GAME - NEG DECL
CFG FOR EA42018 (CUP03355R1)

at parcel #: 70041 DILLON RD DHSP

appl-type: CFG1

By JOMITCHE

Jul 01, 2009 16:23

posting date Jul 01, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$64.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0808345

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: HARVEY'S GOLDEN LANTERN MARKET \$64.00
paid by: CK 2498
CFG FOR EA42018 (CUP03355R1)
paid towards: CFG05367 CALIF FISH & GAME - NEG DECL
at parcel: 70041 DILLON RD DHSP
appl type: CFG1

By _____ Aug 11, 2008 14:58
MBRASWEL posting date Aug 11, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * I0900168

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: HARVEY'S GOLDEN LANTERN MARKET \$52.25
paid by: CK 2808
CFG FOR EA42018 (CUP03355R1)
paid towards: CFG05367 CALIF FISH & GAME - NEG DECL
at parcel: 70041 DILLON RD DHSP
appl type: CFG1

By Jm Jan 22, 2009 14:00
JCMITCHE posting date Jan 22, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$52.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * I0803145

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: HARVEY'S GOLDEN LANTERN MARKET \$1,876.75
paid by: CK 2660
CFG FOR EA42018 (CUP03355R1)
paid towards: CFG05367 CALIF FISH & GAME - NEG DECL
at parcel: 70041 DILLON RD DHSP
appl type: CFG1

By KAFLIGE Nov 20, 2008 11:21
posting date Nov 20, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,876.75

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

County of Riverside
Planning Department: Desert Office
38686 El Cerrito Rd
Palm Desert, CA 92211

FIRST CLASS

BHATTI ENTERPRISES INC
70041 DILLON RD
DESERT HOT SPRINGS, CA 92241

CUP03355R1/VAR1851