

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:

June 26, 2009

SUBJECT: APPEAL FOR CONDITIONAL USE PERMIT NO. 3577 – (Mitigated Negative Declaration) - Applicant: Mustafa Abdelkarim - Engineer/ Representative: Ramcam Engineering Group - Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) - Location: Northerly of Villa Street, easterly of I-215, southerly of Center Street, westerly of Iowa Avenue. – 0.52 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** A proposal for the construction and operation of a 3,942 square foot automobile service station. The station would include a convenience store, deli, and a 3,340 square foot canopy overhanging the gasoline pumps. The project would include 12 parking spaces and 3,281 square feet (15%) of landscaping. – APN: 247-081-025, -026, and -027

RECOMMENDED MOTION:

DENIAL of the **APPEAL** for **CONDITIONAL USE PERMIT NO. 3577**; and,

UPHOLD the **PLANNING COMMISSION'S DECISION** of:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41677**, 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 **CONDITIONAL USE PERMIT NO. 3577**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

Ref

DATE _____
Tina Grande
Departmental Conference

Dep't Recomm.:	☐ Consent	☐ Policy
Per Exec. Ofc.:	☐ Consent	☐ Policy

Prev. Agn. Ref. 6/16/09 : Item No. 1.2 | District: Fifth | Agenda Number:

BACKGROUND:

The above referenced project was approved by the Riverside County Planning Commission on May 13, 2009. The decision of the Planning Commission is considered final and no action by the Riverside County Board of Supervisors is required unless, within 10 days after the notice of decision appears on the Board's agenda, the applicant or an interested person may file an appeal.

The Riverside County Board of Supervisors received and filed the notice of decision of the Planning Commission for the above referenced project on June 16, 2009. As indicated above, the Board's action initiates a ten (10) day appeal period during which an applicant or any interested person may file an appeal. An appeal must be made in writing, stating the basis for the appeal, accompanied by the fee set forth in Ordinance No. 671, and submitted to the Clerk of the Board within that 10 day appeal period. A timely filed appeal constitutes an appeal of the action as a whole and requires a new public hearing, and the Clerk of the Board will set the project for public hearing before the Board of Supervisors.

On June 24, 2009, the City of Riverside filed an application to appeal the Planning Commission's decision to approve the above referenced case. The Application for Appeal, required documents and the Board of Supervisor's Receive and File package are incorporated herein.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR APPEAL

DATE SUBMITTED: June 24, 2009

Appeal of application case No(s): Conditional Use Permit 3577

List all concurrent applications

Name of Advisory Agency: Planning Commission

Date of the decision or action: May 13, 2009

Appellant's Name: City of Riverside

E-Mail: kgutierrez@riversideca.gov

Mailing Address: Ken Gutierrez Planning Director, 3900 Main Street, 3rd Floor

Riverside Street CA 92522

City State ZIP

Daytime Phone No: (951) 826-5658 Fax No: (951) 826-5981

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	• Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • Planning Commission for: all other decisions.	• Clerk of The Board for: Appeals before the Board of Supervisors. • Planning Department for: Appeals before the Planning Commission.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

TYPE OF CASES BEING APPEALED	FILING DEADLINE
• Change of Zone denied by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS • Surface Mining and Reclamation Permit	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1013 (8/27/07)

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

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

APPLICATION FOR APPEAL

• Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map)	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.
• Extension of Time for Vesting Tentative Map	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
• General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
• Environmental Impact Report	Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
• Plot Plan • Second Unit Permit • Temporary Use Permits • Accessory WECS	Within 10 calendar days after the date of mailing of the decision.
• Letter of Substantial Conformance for Specific Plan	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
• Revised Permit	Same appeal deadline as for original permit.
• Certificate of Compliance • Tree Removal Permit	Within 10 days after the date of the decision by the Planning Director.
• Revocation of Variances and Permits	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

PLEASE STATE THE REASONS FOR APPEAL.

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

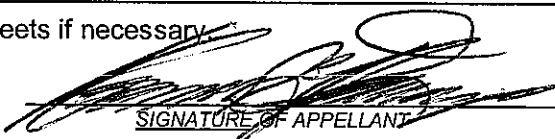
APPLICATION FOR APPEAL

See Letter dated June 24, 2009.

Use additional sheets if necessary.

Ken Gutierrez, Planning Director

PRINTED NAME OF APPELLANT


SIGNATURE OF APPELLANT

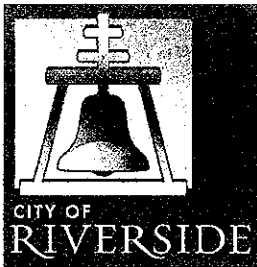
6/24/09

DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.



Community Development
Department
Planning Division

June 24, 2009

Riverside County Board of Supervisors
P.O. Box 1409
Riverside, CA 92502-1409

SUBJECT: APPEAL OF CONDITIONAL USE PERMIT NO. 3577 - PROPOSED SERVICE STATION, CONVENIENCE STORE AND DELI IN THE HIGHGROVE AREA PLAN

Dear Board of Supervisors:

The City of Riverside hereby appeals the County Planning Commission's decision of May 13, 2009 in the matter entitled "Conditional Use Permit No. 3577," for a gas service station with a convenience store and deli located at the southwest corner of Center Street and Iowa Avenue in the Community of Highgrove. Such decision was submitted to the County of Riverside Board of Supervisor on May 28, 2009, and appeared on the Board's agenda of June 16, 2009. The City bases its appeal on the following:

1. The Applicant's Mitigated Negative Declaration ("MND") is defective and does not comply with the California Environmental Quality Act ("CEQA").
2. The County has failed to require that Applicant provide specific monitoring and remediation measures that would address a spill or release event from his gas station operation, as such event would contaminate the Riverside South groundwater aquifer and the City's wells.
3. Applicant and the County, through its Planning Commission, failed to adequately consider that a spill or a release event would contaminate the Riverside South groundwater aquifer and the City's wells.
4. In the event that the Riverside South groundwater aquifer is damaged by a spill or release event, the County has failed to require that Applicant supply sufficient financial assurance to offset the significant financial impacts to the City.
5. The County has failed to require that Applicant install certain improvements to ensure that the use of an on-site septic tank is temporary and that Applicant will connect to a County sewer line, when available.
6. The County has failed to require that the Applicant comply with the County's traffic requirements, including dedication of appropriate rights-of-way on Iowa and Center Streets, and vacation of existing dedicated rights-of-way along the intersection of Highgrove Place and Center Street.
7. The City's "Citywide Design & Sign Guidelines" were adopted by the County on October 21, 2008, to be applied to projects within the unincorporated area of Highgrove. These guidelines were to take precedence over the County's own design standards. The site, building and landscaping design for this project do not meet the standards of the City's "Citywide Design and Sign Guidelines." The Applicant's design needs to be revised to fully mitigate the potential aesthetic impacts of the project.

Previous City comments

The City has, on two occasions (February 19, 2008 and May 13, 2009), provided comments identifying major concerns with the project proposed on a site located within the City's northern sphere of influence. These letters are attached hereto as Exhibit A.

Because the County had not adequately addressed the City's initial comments of February 18, 2008, the City, in its May 13, 2009 letter, objected to approval of the project and requested a continuance of such approval. The City had hoped that the project approvals would have been continued to allow the Applicant to work with the County and City staff to revise plans and provide further analysis as necessary to fully mitigate the potential impacts of the project. However, the County did not grant the City's request.

The City's Water Supply and Potential Impacts to Water Quality

In 2009, the City dedicated the John W. North Water Treatment Plant, a Proposition 50-funded project that enabled the City to eliminate its need for imported water from either the State Water Project or the Colorado River. The City is now wholly dependant on groundwater. Approximately 30 percent of the City's water supply comes from an area located both within the County of Riverside and the City known as the Riverside South Groundwater Basin. This basin is critical for Riverside's future water development, as Riverside has no prescriptive limits on its pumping. (Riverside also has wells in the Bunker Hill Basin Area in San Bernardino, but is limited in the amount of water it can export, based upon a court judgment rendered in 1969 entitled *Western Municipal Water District, et al., v. East San Bernardino Valley Municipal Water District, et al.*, Case No. 78426.) A map depicting the local basins is attached hereto as Exhibit B.

Because the City is wholly dependant upon local resources, the City carefully reviews any projects that have the potential to adversely impact groundwater. The City has 11 active wells, and one active well, located within the Riverside South Basin and near the project. The gas station operation which is the subject of the CUP is located within 1,532 feet of the nearest City well, and the other wells are between 4,000 to 6,000 feet in proximity. A map depicting the wells is attached hereto as Exhibit C.

Through a settlement agreement with the manufacturers of the contaminant known as DBCP, the City has installed treatment systems to remove certain contaminants from water extracted from the Riverside South Basin Area. However, these treatment plants are not designed to remove hydrocarbon contamination or contamination from leaking septic tanks. Therefore, a spill, leak or other release from Applicant's gas station operation or from the septic tank would have grave consequences to the City's water supply.

In this area, depth of the ground water can sometimes be as shallow as ten feet, making it particularly vulnerable to leached/leaching surface contaminates. In addition, the geology of the area permits faster vertical migration of surface contaminates – there are no continuous clay and silt lenses to prevent surface contaminants from degrading underlying groundwater. Due to the poor soil condition of the site, the site is not suitable for proper operation of a septic system. Further, installations of septic systems next to underground fuel tanks need to be prohibited, as the septic system provides a direct path to the groundwater in the event of a gasoline leak. In fact, it should be noted that this particular site was contaminated by a previous gas station whose underground tanks leaked into the water table requiring it to be cleaned up per the Regional Water Quality Control Board standards.

The Applicant's environmental analysis is deficient. The Initial Study/Environmental Issues Assessment does not explain or support its conclusion regarding the potential impacts to groundwater quantity and quality. Specifically, in Section 23(g), "Hydrology and Water Quality", of the Initial

Study/Environmental Issues Assessment, the Applicant summarily concluded that there would be “no impact” to water quality, and required no mitigation or monitoring. (Initial Study/Environmental Issues Assessment [“IS/EA”], p. 20.) No evidence is offered to support this conclusion.

In order to provide the proper evidentiary support, the Initial Study/Environmental Issues Assessment should rely on neutral expert opinion supported by facts, technical studies and other substantial evidence to document the Applicant’s conclusion that the proposed gas station operation will have no impact on the City’s water wells and the underlying groundwater basin. The Initial Study/Environmental Issues Assessment has no substantial facts and expert analysis to support that conclusion. Under CEQA, if a fair and reasonable argument can be made that the environmental impacts of a project may be significant, then an Environmental Impact Report must be prepared for the project. The City believes that it has more than met this standard and a mitigated negative declaration is not appropriate for this project.

The City respectfully requests that the CUP application be either rescinded or denied, and that the City, the County and Applicant meet to discuss the following mitigation measures, which the City believes would lessen its concerns that water quality would be adversely impacted by the project’s underground fuel tanks:

1. Installation of Enhanced Tracer Tight Fuel Tank and Piping Leak Detection System for the underground fuel tanks and pipes.
2. Preparation of a Contingency Plan to the approval of the City and the Regional Water Quality Control Board to address all foreseeable events resulting, from minor leaks to full release events, to the underground fuel tanks and shall address the steps necessary to prevent damage to the groundwater production operation.
3. Prior to the approval of the CUP, that the Applicant provide financial assurances of funding to implement and sustain any mitigation measures imposed. Such assurances should include a remediation performance bond of at least \$5 million, with the City named as the beneficiary.

A further concern is contamination of the groundwater by septic tank leaks. Failing septic systems have the potential for groundwater contamination. Historically, septic system failure has been found to be a common problem in this vicinity due to poor soil quality. In 2002, the City imposed a moratorium on new septic tanks in the Riverside South Basin area (Riverside Municipal Code Section 14.08.030). The current project should be served by septic, not sewer.

The Initial Study/Environmental analysis incorrectly indicates that Eastern Municipal Water District will provide sewer service to the project. Instead, the County Economic Development Agency is installing a sewer line in the middle of Center Street in the very near future. When installed, Applicant’s project should connect to this sewer. As such there appears to be solutions that could adequately mitigate and protect the City’s water supply. Therefore the City recommends that the following conditions be added to the project:

1. Installation of appropriate sized sewer laterals to Center Street for future connection to municipal sewer and abandonment of the septic system.
2. Surety or prepayment of sewer connection fees to guarantee connection to the sewer line and discontinuation of the septic system upon completion of the sewer line in Center Street.

With these added conditions to the project, the City’s concerns that water quality would be adversely impacted by the project would be lessened.

Traffic

Applicant's project does not comply with the County's traffic requirements, as the County has failed to require that Applicant dedicate sufficient right-of-way on Iowa Street and Center Street to accommodate increased traffic.

The Circulation Element of the City's General Plan designates Iowa Avenue as a 6-lane, 120-foot Arterial, and Center Street as a 4-lane, 88-foot-wide Arterial. The County's Highgrove Area Plan Circulation Element designates Iowa Avenue as a 128-foot-wide Arterial and Center Street as a 100-foot-wide Secondary Highway. Applicant's project does not providing offers of dedication to meet either of the City's or the County's General Plan Circulation element requirements.

County Condition 80 ("TRANS 001") recommends an offer of dedication for 58.23' half-width of right-of-way on Iowa Avenue only where 60' would be required for the City and 64' should be requested by the County. In addition, the project proposes the vacation of the existing right-of-way of Highgrove Place and Center Street intersection (Condition 90, "TRANS 008"). Given the Spring Mountain Ranch, Springbrook Estates projects and other recent developments in Highgrove, traffic will increase in the area and that buildout of Circulation Element roadways will be needed. Therefore, the City recommends that the following conditions be added to the project:

1. Offer of dedication of right-of-way along Iowa Avenue to at least 60-foot half width.
2. Offer of dedication of right-of-way along Center Street to at least 44-foot half width.
3. No approval of right-of-way vacation until Caltrans has a new Center Street interchange in place and operational and it is clear the right-of-way is not needed.

With these added conditions to the project, adequate right-of-way will be provided to allow the future construction of roadway improvements consistent with both the City and County General Plans and with recent modeling of future traffic demands for the these roadways.

Further, Applicant must obtain a vacation of the existing dedicated rights-of-way along the intersection of Highgrove Place and Center Street in order to accommodate the design of the proposed project, which requires a parcel reconfiguration. As currently configured, the convenience store building is located within the right-of-way area, straddling the parcel line. The County has approved the project with the condition that the Applicant seek such vacation. The County further conditioned that if such vacation cannot be obtained, the Applicant must re-design the project, utilizing existing rights-of-way. (Planning Condition 90, "TRANS 008"). CEQA does not allow a component of the project to be re-designed after an MND has been adopted.

Aesthetics

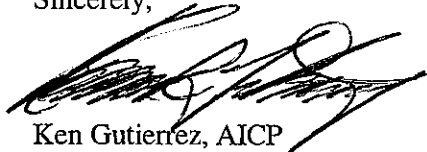
On October 21, 2008, the County agreed to adopt the City's "Citywide Design & Sign Guidelines" for all projects within the unincorporated area of Highgrove. (A copy of the County's adoption is attached hereto as Exhibit D.) On May 13, 2009, after review of the proposed design for the project, the City noted that the County apparently had not incorporated the City's guidelines into their review. Accordingly, the City offered extensive written comments regarding how the Site Design, Parking Lot Landscaping and Lighting, and the Architecture Design of the proposed project failed to comply with the design guidelines. (A copy of such letter, with these comments, is attached hereto as Exhibit A.)

Instead of addressing the City's request, the County indicated that the applicant has provided detailed plans "to provide a more pleasing view when exiting the freeway." (IS/EA, page 22, Item 25, "Land Use/Planning.")

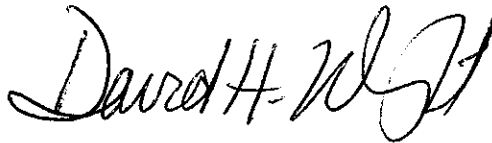
The City requests that the County incorporate the previously-adopted City guidelines into its review of the project and require Applicant to make the necessary improvements to comply with such guidelines.

Thank you for your consideration of this appeal. The City looks forward to working with County Planning staff and the Applicant in reaching resolution on these issues.

Sincerely,

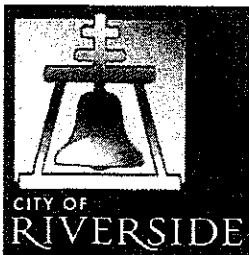


Ken Gutierrez, AICP
Planning Director



David H. Wright
General Manager – Public Utilities

cc: Mayor Ronald Loveridge
Riverside City Council Members
Bradley Hudson, City Manager
Belinda Graham, Assistant City Manager
Susan D. Wilson, Deputy City Attorney
Siobhan Foster, Public Works Director
Tom Boyd, Deputy Public Works Director/City Engineer
Kevin Milligan, Assistant General Manager/Public Utilities-Water
Supervisor Ashley, 4080 Lemon Street, 5th Floor, Riverside CA, 92502-1527
George Johnson, 4080 Lemon Street, 14th Floor, Riverside, PO Box 1605, CA 92502-1605
Ron Goldman, Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Jeff Childers, County of Riverside, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Mustafa Abdelkarim and Atallah Abugherir, 365 Iowa Avenue, Suite A, Riverside, CA 92507



Community Development
Department
Planning Division

May 13, 2009

Jeff Childers
County of Riverside, Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

SUBJECT: CONDITIONAL USE PERMIT NO. 3577 - PROPOSED SERVICE STATION, CONVENIENCE STORE AND DELI IN THE HIGHGROVE AREA PLAN

Dear Mr. Childers:

Thank you for the opportunity to comment on the above-noted project, a conditional use permit to allow construction and operation of a 3,942 square-foot service station and convenience store located at the southwest corner of Center Street and Iowa Avenue within the City's northern sphere of influence and within potential Highgrove, Annexation Area B. City staff previously provided comments on the project to the County on February 18, 2008 (see attached).

The prior comments were related to design/aesthetics, Center Street and Iowa Avenue right-of-way dedication, and provision of sewer service. The County has not adequately addressed the City's prior comments of February 18, 2008. This letter serves to re-emphasize and re-state in greater clarity and detail prior City staff's concerns and comments as follows:

Site Adequacy and Right-of-Way Dedication

- The project site does not contain sufficient space to accommodate the service station as proposed because the property line shown along the I-215 off-ramp, as depicted on the project site plan, extends substantially into the current off-ramp right-of-way and does not accurately reflect the existing right-of-way and parcel configurations. Under the existing right-of-way/parcel configuration the convenience store building will actually be projecting into the right-of-way. In other words, the parcel line will go right through the proposed building. The Planning Commission staff report indicates that additional right-of-way for the off-ramp and Center Street are being offered for dedication but this is not reflected on the plans. The plans appear to perpetuate the existing narrow and congested off-ramp configuration which has tight turning movements (see attached aerial map).
- Even though the staff report indicates dedication of right-of-way on Center Street and Iowa Avenue has been offered, no evidence has been provided that dedication will and can actually be provided or any indication of how many feet of right-of-way is to be dedicated. The project plans and staff report fail to demonstrate that adequate dedication will be provided along Center Street and Iowa Avenue consistent with ultimate right-of-way widths per the City and County general plans as previously requested in the attached letter of February 18, 2008. Even without the appropriate dedication, the parcel just is not large enough to adequately accommodate a service station with a convenience store at this location. The existing intersection and interchange is already very tight with constrained movements and the placement of this type of facility at this location would add to this condition. The site does not offer the space needed to provide enough space for tanker trucks to easily maneuver into and out of the facility for gas delivery.

Sewer Service vs. Septic

- The project plans and Initial Study/Environmental Assessment have not adequately demonstrated that sewer service will be provided for the project and, as a result, it appears that the project will be served by a septic system. Page 34 of the Environmental Assessment/Initial Study prepared for the project states that "the Eastern Municipal Water District (EMWD) will service the project with sewer services." However, contrary to the first statement the EA/IS also states that an onsite septic system has been evaluated and approved by the County Environmental Health Department." A review of EMWD's Service Area Map (see attached), shows no service areas for the community of Highgrove in which the project is located.

As previously noted, the City strongly opposes the use of a septic system in the area. The impacts of a septic system have not been adequately evaluated and potential impacts to water quality mitigated in the Environmental Initial Study. The project site is in a very sensitive location with wells nearby that provide nearly 30 percent of the City's potable water supply. Historically, septic system failure has been found to be a common problem in this vicinity due to poor soil quality. Installations of septic systems next to underground fuel tanks need to be prohibited, as the septic system provides a direct path to the groundwater in the event of a gasoline leak. With this in mind, a gasoline service station with a convenience store on a septic system at this location is not an appropriate use. Please be aware that existing agreements between the City and County provide for septic system conversions to sewer within the Highgrove Area (see attached).

Aesthetics / Design Review

Prior comments from the City related to aesthetics and design review have not been adequately addressed. Please note that the Citywide Design Guidelines were adopted by the County on October 21, 2008 (see attached) to be applied to projects in the unincorporated area of Highgrove. We understand that these Design Guidelines may be new and unfamiliar to the County staff, and it is apparent that the latest plans do not comply with the Guidelines.

For the reasons stated above, the City objects to approval of the project as proposed and requests that the project be continued to a later date to allow the applicant to work with the County and City staff to revise plans as necessary to fully mitigate the potential impacts of the project. Provided that the above issues can be satisfactorily be addressed and the County chooses to move forward with approval of a service station and convenience store at this location, City staff offers the following additional design related comments:

The proposed project fails to comply with the design guidelines as follows:

- The plans provided, did not include elevations depicting the design of the proposed fueling canopy including its support structure/columns and pump islands. Without benefit of elevations for this structure, it can not be determined whether the canopy complies with any of the provisions of the Citywide Design Guidelines.

Site Design

- Site Design Guideline C.2.d. (Page IV-7) encourages screening of elements such as service station pumps or drive-thru lanes from the public right of way. At the proposed location (a site with public right-of-way on three sides) it will not be possible to screen the service station pumps from the public right-of-way as they will be highly visible from both Center Street and Iowa Avenues. To meet the spirit of the guideline, a service station at this location may not be an

appropriate use given the nature of the site. However, at a minimum, the pumps, islands and canopy need to be of a very high quality design due to their visibility. Further, a greater level of enhanced perimeter landscaping with berming, dense planting of trees, shrubs and groundcover is needed along Center and Iowa Street frontages offering a level of screening toward meeting the intent of this guideline.

Parking Lot Landscaping and Lighting

- Related to the prior comment, Parking Lot Landscaping and Lighting Design Guideline 4.a (Page IV-9) requires perimeter planters to be designed for the purpose of creating a physical barrier, visual screen, and shading of parking lot area (in this case, the parking lot area includes fueling/pump island area along with parking area). The landscape plan needs to provide a greater level of landscape material to include layered shrubs and berming at perimeter landscaped areas (including shrubs at the back/west side of the building to soften the building edge and add greater aesthetic appeal). The perimeter landscape planter is only 5 feet wide along Center Street and only slightly wider along Iowa Avenue. Greater planter width, along with a substantial, special corner landscape treatment is needed to achieve the desired landscape treatment and screening effect in accordance with the design guidelines. Further, it is not clear on the landscape plan what type of trees will be planted along the street edges as the tree symbols on depicted on the landscape plan do not match the tree symbols depicted in the tree legend. In furtherance of the achieving a desired screening effect for the parking/pump area, several evergreen shade trees need to be planted within the perimeter landscaped areas.

Architecture Design

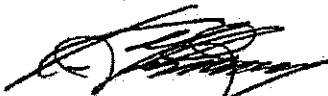
- Design Guideline D.d. (Page IV-17) - Avoid designing large monotonous façades, long straight-line building fronts, plain box shapes, and barren exterior treatment. The convenience store building elevations are designed with some attempt to avoid large monotonous façades; however, the building still reflects a very plain box appearance with predominantly stucco exterior treatment. To meet the intent of the guideline to avoid a plain box appearance, further architectural enhancement is needed including:
 - Adding pitched roof elements at key focal points or entry areas as opposed to a continuous horizontal parapet which, even with changes in the roofline and a cornice feature, have a very boxy and plain appearance
 - Increasing the amount of pilaster projection from the exterior building wall to create a sense of depth and shadow at pilaster locations. As depicted on the floor plan the pilaster elements (with exception of the dimensional thickness of a thin stone veneer) offer no physical projection beyond the main wall surface and otherwise have a very flat appearance lacking depth, shadow and a quality characteristic of a true pilaster.
 - The convenience store building elevations depict many changes in wall planes to give the impression of a well articulated building, however most of the changes in wall planes are limited to little more than a couple of inches of change between wall planes lacking depth and shadow leaving the building with a very plain box appearance. Moreover, the west elevation includes 51 feet of wall devoid of any change in wall planes on the floor plan yet the elevation is misleading as it gives the impression that this portion of the building will have greater articulation.
 - Per Design Guideline D.h. (Page IV-18), recessed entries, arcades, covered awnings to articulate human scale are encouraged. The glazed storefront areas of the building, as

shown, are flush with the main exterior walls and have a flat appearance. Absent the depth and shadow at changes in building planes and pilaster locations, the building, at a minimum, needs to recess areas of storefront glazing to provide depth and shadow, or provide for a covered arcade offering depth, shade and interest to the building per this design guideline.

- Because no color/material board information has been made available and because the elevations are of a hard line construction plan quality rather than an illustrative quality depicting exterior color and materials, it is difficult to have a sense of the quality of the exterior accent stone veneer material proposed for the pilasters as well as the quality of other accent features, such as the metal awnings, roofline cornice etc. Such materials and features need to be quality materials that contribute to a well designed aesthetically pleasing building in conformance with the Citywide Design Guidelines.

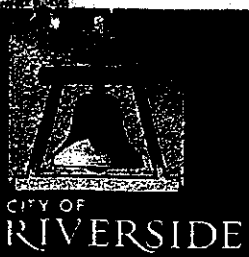
The City of Riverside looks forward to a continued dialog regarding this project. Please contact Doug Darnell, Senior Planner at (951) 826-5219 or by e-mail at ddarnell@riversideca.gov should you have any questions regarding this letter.

Sincerely,



Ken Gutierrez, AICP
Planning Director

cc: Ronald Loveridge, Mayor
Riverside City Council Members
Brad Hudson, City Manager
Belinda Graham, Assistant City Manager
Tom Boyd, Deputy Public Works Director/City Engineer
Kevin Milligan, Assistant General Manager/Public Utilities-Water
Supervisor Ashley, 4080 Lemon Street, 5th Floor, Riverside CA, 92502-1527
Ron Goldman, Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Mustafa Abdelkarim and Atallah Abugherir, 365 Iowa Ave. A, Riverside, CA 92507



Community Development
Department
Planning Division

February 19, 2008

Josias Gonzalez
MAILSTOP # 1070
County of Riverside, Planning Department
Riverside, CA 92502-1409

SUBJECT: CONDITIONAL USE PERMIT NO. 3577 - PROPOSED 4,005 SQUARE-FOOT SERVICE STATION IN THE HIGHGROVE AREA PLAN

Dear Mr. Gonzalez:

Thank you for the opportunity to comment on the above-noted project, a conditional use permit to allow construction and operation of a service station and convenience store located at the southwest corner of Center-Street and Iowa Avenue. The project is located within the City's northern sphere of influence and within potential Highgrove, Annexation Area B. The City's General Plan (General Plan 2025) land use designation for the project site is B/OP – Business/Office Park, consistent with City Zoning that allows for vehicle fuel stations with a conditional use permit. As such, the proposed service station use is consistent with the General Plan designation for the site. The City has reviewed the proposed plan and offers the following comments:

- The proposed project is located at a highly visible and prominent corner along Iowa Avenue close to the City's northerly boundary and the I-215 Freeway at a "gateway" to the City. As such, the Environmental Initial Study for the project needs to fully evaluate and mitigate aesthetic impacts to views from the Iowa Avenue and the I-215 Freeway. Careful attention should be given to the site design, building architecture, and landscaping to ensure the project reflects a high quality design. The project needs to provide for sufficient landscape setbacks along Iowa Avenue and Center Street with an enhanced landscaped corner treatment.
- The Circulation Element of the City's General Plan designates Iowa Avenue as a 6-lane, 120-foot Arterial, and Center Street as a 4-lane, 88-foot-wide Arterial. The County's Highgrove Area Plan Circulation Element designates Iowa Avenue as a 128-foot-wide Arterial and Center Street as a 100-foot-wide Secondary Highway. The City requests that the County require appropriate dedication to accommodate, at a minimum, right-of-way consistent with right-of-way widths established for Iowa Avenue and Center Street in the City's Circulation Element.
- The plans indicate that sewer is available through Eastern Municipal Water District. Please have the applicant verify that sewer is actually available and the appropriate agency providing the sewer service. The proposed project needs to be served by sewer as

the project site is in a very sensitive location due to the existence of wells that provide drinking water in the area. Historically, septic system failure has been found to be a common problem in this vicinity due to poor soil quality. Please be aware that existing agreements between the City and County provide for septic system conversions to sewer within the Highgrove Area. Should the County choose to approve a septic system in the area, the County needs to adequately evaluate and mitigate potential impacts to water quality in the Environmental Initial Study.

The City of Riverside looks forward to a continued dialog regarding this project. Please contact Doug Darnell, Senior Planner at (951) 826-5219 or by e-mail at ddarnell@riversideca.gov should you have any questions regarding this letter.

Sincerely,



Ken Gutierrez, AICP
Planning Director

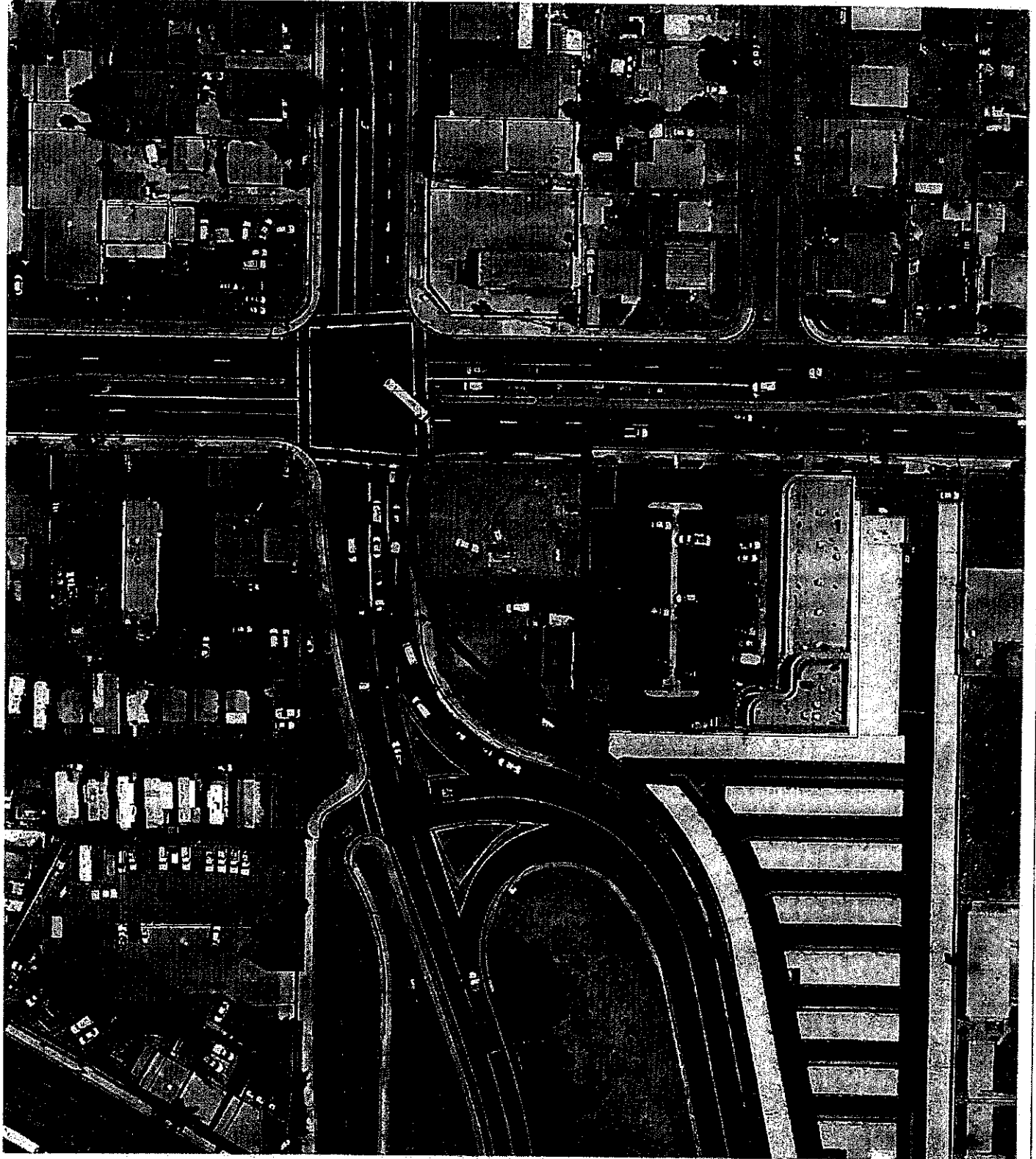
cc: Ronald Loveridge, Mayor
Riverside City Council Members
Brad Hudson, City Manager
Michael Beck, Assistant City Manager
Tom Boyd, Deputy Public Works Director/City Engineer
Kevin Milligan, Assistant Director/Public Utilities-Water
Joyce Powers, Project Manager, Development Department
Supervisor Ashley, 4080 Lemon Street, 5th Floor, Riverside CA, 92502-1527
Ron Goldman, Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Mustafa Abdelkarim and Atallah Abugherir, 365 Iowa Ave. A, Riverside, CA 92507

Attachment: Agreement for Wastewater Treatment for Highgrove Community

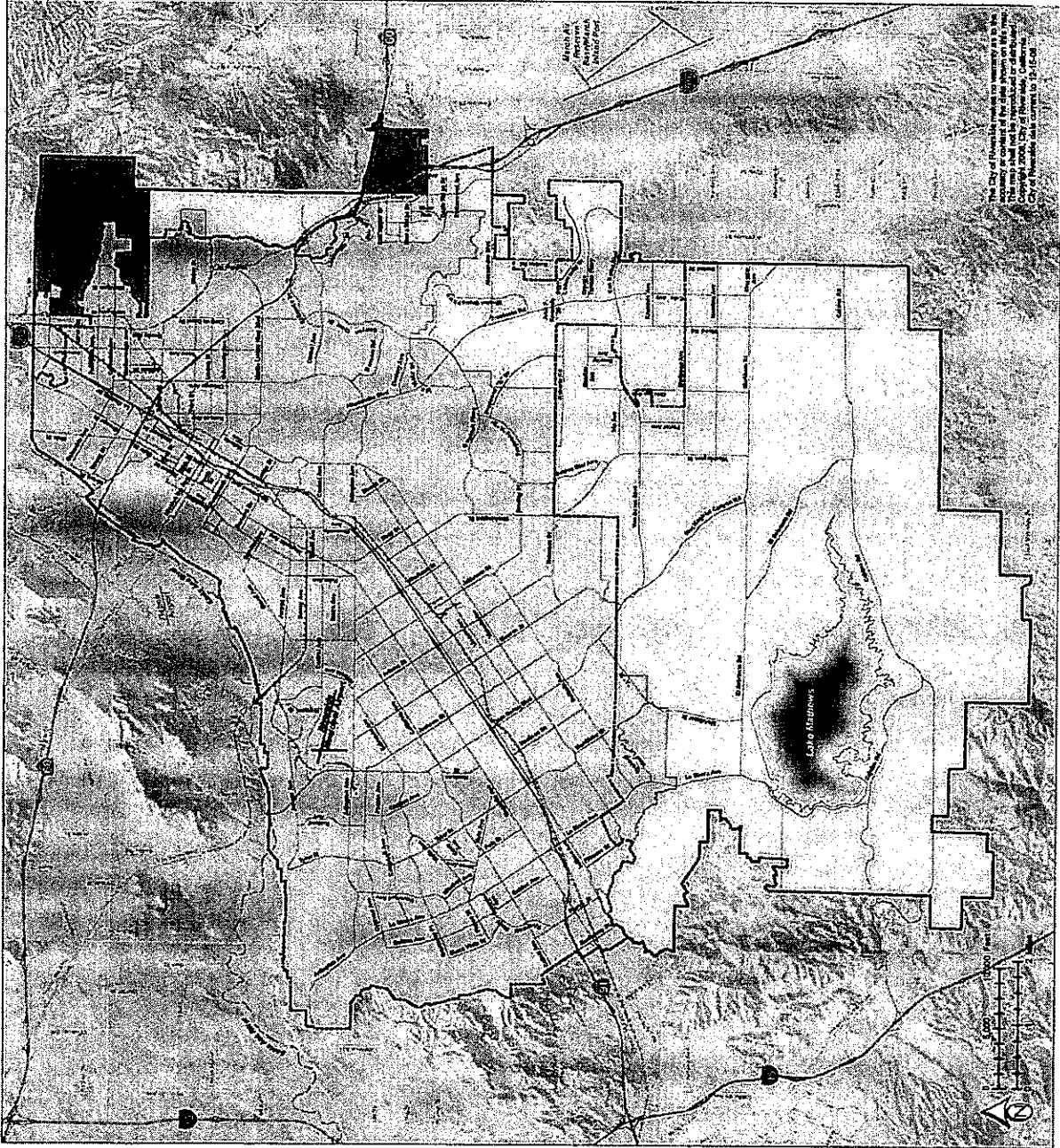
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Symbology

-----	Curb Face
-----	Edge of Pavement
-----	Edge of Pavement / Berm
-----	ROW Line
-----	Parcel Line
-----	Assessor Parcel Line
-----	Project Limits Boundary
-----	Street Centerline
-----	Private Street Centerline
-----	Proposed Street Centerline
-----	City Limits



1 inch = 100 feet
 May 12, 2009
 Aerial photos taken March 2009. The City of Riverside makes no warranty on the accuracy or content of the data shown on this map. This map shall not be reproduced or distributed without the written consent of Riverside, California.
 Planning Director



[illegible]

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OPERATION AND MAINTENANCE

AGREEMENT

THIS OPERATION AND MAINTENANCE AGREEMENT ("Agreement") is made this 22 day of June, 2004 ("Effective Date") by and between the City of Riverside, a municipal corporation ("City") and the County of Riverside, a political subdivision of the State of California ("County"). The City and County are sometimes collectively referred to herein as the "Parties" or, individually, as a "Party."

RECITALS

A. City is a charter city and municipal corporation duly organized and existing under the laws of the State of California and the charter of the City of Riverside.

B. County is authorized, acting by and through the Riverside County Service Area 152-C, a county service area, to provide sanitary sewer service to certain real property located in the County of Riverside, State of California and legally described and/or depicted on Exhibit "A" attached hereto and by this reference incorporated herein ("Highgrove Community").

C. The Parties shall execute concurrent with this Agreement that certain Agreement for Wastewater Treatment for Highgrove Community ("Treatment Agreement") wherein County has agreed to purchase from City and City agrees to sell to County the right to deliver wastewater for treatment and disposal in an amount not to exceed Four Million Four Hundred Thousand (4,400,000) gallons per day ("MGD") from the Highgrove Community to the Riverside Regional Water Quality Control Plant ("RWQCP").

D. As a result of the Treatment Agreement, County has or shall enter into one or more Sanitation System Installation and Service Agreements ("Sanitation Agreements") with owners and/or developers of real property within the Highgrove Community. A list of the current Sanitation Agreements is attached hereto as Exhibit "B" and by this reference incorporated herein.

E. County shall construct, or cause to be constructed through certain Sanitation Agreements, certain necessary infrastructure for the collection and delivery of wastewater from the Highgrove Community to the RWQCP ("Collection System") as defined below, at delivery points to be mutually determined by City and County.

F. County desires to contract with the City to maintain and operate the Collection System and provide sanitary sewer service to the Highgrove Community. City agrees to accept responsibility for the operation and maintenance of the Collection System on behalf of the County and to provide sanitary sewer service to the Highgrove Community on the terms and conditions set forth herein.

County and to provide sanitary sewer service to the Highgrove Community on the terms and conditions set forth herein.

NOW, THEREFORE, the Parties agree to the following:

1. Incorporation of Recitals. All of the above Recitals are made a part of this Agreement and are incorporated herein by this reference.

2. Purpose, Intent and Definitions.

2.1 Purpose and Intent. The purpose of this Agreement is for the City to provide, on behalf of the County, operation and maintenance of the Collection System and sanitary sewer service to the residents and businesses of the Highgrove Community.

2.2. Definitions.

2.2.1 "Sanitary Sewer Service" is defined to include "collection and treatment of sewage and industrial wastes of a liquid nature, including recycling and reclamation." Sanitary Sewer Service shall not include any response to or repair of septic tanks, nor any removal, remediation or disposal of any materials or substances, including hazardous materials or substances as defined by federal, state or local law, resulting from a septic tank or a septic tank overflow.

2.2.2 "Collection System" is defined to include "all pipes, sewers, appurtenance and conveyance systems conveying wastewater to the RWQCP, owned by County and maintained by the City under this Agreement, excluding sewer service lateral line connections, which shall be maintained by the Property Owner."

2.2.3 "Sewer service lateral line" is defined as the wastewater collection pipe extending from a premises where the wastewater is generated up to and including the connection to the Collection System

2.3 Replacement of Septic Systems with Collection Systems. Certain portions of the Highgrove Community are solely served by septic tanks and the County has not currently entered into any agreements for the design, construction and/or installation of collection systems to service these areas. The City and County wish to promote the discontinued use of septic systems in the Highgrove Community in order to protect the groundwater resources in this area. The County shall, within sixty days of execution of this agreement, initiate the process to contract for the preparation of a feasibility study addressing the conversion of such septic tank users to sanitary sewer service and proposing a plan for such conversion. Upon completion of the feasibility study, County and City shall meet to prioritize and identify the septic tank areas which are most critical to the City's protection of its water sources of supply, both potable and non-potable. The County shall then develop, at no expense to the City, an implementation strategy addressing the findings of the feasibility study, in accordance with the priorities identified by the

City and County. The City shall cooperate with County in implementing such findings, including fully cooperating with County in applying for all potential sources for grant and other funds, from any funding source, for such conversion.

3. Plans and Specifications/Alignment. County shall deliver to City copies of any final plans and specifications, as-built drawings or any or like or similar documents pertaining to the Collection System.

4. Maintenance Responsibilities for Collection System.

a. Operation, Maintenance and Repairs to Collection System. City shall, at its sole cost and expense, during the term of this Agreement, operate and maintain the Collection System in good condition and repair in the same fashion as the City operates like or kind facilities owned by the City. City shall, at its sole cost and expense, make all repairs, structural and non-structural, ordinary as well as extraordinary, foreseen as well as unforeseen, to the Collection System. County shall have no obligation at any time or under any circumstances to reimburse City for any cost paid or incurred by the City in operating or maintaining the Collection System. As used herein, the term "repairs" shall include, without limitation, necessary replacements, restorations, alterations and the removal of any debris when necessary. All such repairs made by the City shall be at least equal to the quality of the original work with the type of material originally installed or such substitute as shall in all respects, be generally equivalent in quality, appearance and durability.

b. Replacement or Restoration of Collection System. In the event replacement or restoration of the Collection System, or any appurtenance thereof, is required, such replacement or restoration shall be done in good workmanlike manner and shall comply with all applicable laws and regulations of all governmental authorities having appropriate jurisdiction. It is the intent of the Parties that if the Collection System is destroyed or damaged from any cause whatsoever, except if caused by the sole negligence of County, City shall be required, at City's sole cost and expense, to repair or replace the Collection System (or any portion thereof) and to restore sanitary sewer service as quickly as commercially reasonable, to customers of the Highgrove Community. If such replacement or restoration of the Collection System is caused by a catastrophic emergency or is earthquake-related, nothing in this Agreement, including Section 8, shall preclude the City from imposing on the users within the Highgrove community, as part of the monthly service charge, a charge for such replacement or restoration. County shall fully cooperate with City in seeking any and all reimbursement for or recovery of such costs and expenses, including the initiation of any litigation, including but not limited to litigation against any Developer who constructed the Collection System, for such reimbursement and/or recovery; provided such cooperation does not obligate County to expend money. If the Collection System is destroyed due to the sole negligence of County, County shall be required, at County's sole cost and expense, to so repair or replace the Collection System.

c. Access for Operation and Maintenance. County hereby grants to City an irrevocable license to enter onto easements, licenses, or to such other rights in favor of the County for the purpose of operating and maintaining the Collection System.

d. Failure by City to Make Repairs. In the event City fails to undertake the activities described in Paragraph 4.a, in a reasonably adequate manner, and such failure continues for a period of ten (10) days after written notification from County, then the County shall have the right, but not the obligation, to undertake such activities, and the County shall be entitled to reimbursement from City for the reasonable costs of operating, repairs, replacements and/or other curative work undertaken by the County as authorized hereby. Notwithstanding the above-provided for ten (10) day period, County shall have the unqualified right to immediately make any emergency (excluding catastrophic or earthquake-related emergencies) repairs, at City's costs and expense, necessary to eliminate any threat to the public's health, safety and welfare, if the City refuses to do so after five (5) hours notice. All reimbursements provided for herein shall be due and payable thirty (30) days after receipt of billing for such costs. The County's right to reimbursement shall not limit any rights which the County may have against the City by virtue of a default in performing such work which City is obligated to undertake hereunder. Any amount not paid when due hereunder shall thereafter earn interest at the rate of ten percent (10%) per annum, compounded monthly, subject, however to any limitation imposed by applicable usury law.

5. Designation of City as Sole Provider of Sanitary Sewer Service.

a. Compliance with City Rules and Regulations. City agrees to provide sanitary sewer service to the Highgrove Community, on behalf of County, as if City was the sanitary sewer service provider for the Highgrove Community, including without limitation, the obligation and ability to perform billing and collection of a monthly service charge for sanitary sewer service to the Highgrove Community on behalf of the County. County shall require all residents and businesses within the Highgrove Community seeking sanitary sewer service to obtain from and apply for service with the City. All customers for sanitary sewer service within the Highgrove Community must comply with the City's rules, regulations, ordinances and policies (except as provided herein) with respect to sanitary sewer service, as may be amended from time to time by the City.

(b) Customer Service. City shall process all applications for sanitary sewer service for the Highgrove Community. The amount of the monthly service charge for sanitary sewer service is set forth in Section 8, below. County shall have no responsibility or liability in connection with sanitary sewer service to customers in the Highgrove Community or the failure to collect any accounts receivable. City shall be responsible for all costs and expenses of signing customers up for service, collection of amounts due, turnoff of service, customer service or any other matter with respect to providing sanitary

sewer service to customers. The term "customer service" shall include, but not be limited to, handling customer payments, turn on/off of service, new service requests and other customer requests. City shall operate and maintain the Collection System and handle all sanitary sewer service customers in the same fashion and manner as City handles its sanitary sewer service customers, at no cost or expense to County. County has delegated and City has accepted all of the obligations and responsibility a public agency would incur arising out of or in connection with the provision of sanitary sewer service.

c. Compliance with All laws. City shall comply with, at City's sole cost and expense, and conform to all laws, ordinances, orders, rules and regulations, municipal, state and federal and any and all requirements and orders of any municipal, state or federal board or authority, present or future, in any way relating to the operation and maintenance of the Collection System (whether or not the same requires additions, alterations or changes of a capital nature) and to the provision of sanitary sewer service to the Highgrove Community.

d. Permitting. City shall, at City's sole cost and expense, apply for, obtain and maintain all necessary consents, approvals, permits, authority, licenses and entitlements, if any, to operate and maintain the Collection System. County shall fully cooperate with City in the application, obtainment and maintenance of all such consents, approvals, permits, authority, licenses and entitlements; provided such cooperation does not obligate County to expend money.

6. Insurance.

a. City shall carry and maintain, at City's sole cost and expense, at all times during the term of this Agreement, a policy of commercial general liability insurance (including automobile liability) covering City's activities hereunder. Such policy of insurance shall have liability limits of not less than Ten Million Dollars (\$10,000,000) combined single limit per occurrence for bodily injury, personal injury and property damage liability. The required limits may be satisfied by a combination of a primary policy and an excess or umbrella policy. Such insurance policy shall name County as an additional insured with respect to the operation and maintenance of the Collection System and provision of sanitary service to the Highgrove Community on behalf of County. Or, alternatively, City may carry and maintain a program of self-insurance at such levels.

b. The Parties release each other, and their respective authorized representatives, from any claims for damage to any person or to the Collection System that are caused by or result from risks insured against under any insurance policies carried by the Parties and in force at the time of any such damage. Each Party shall cause each insurance policy obtained by it to provide that the insurance company waives all right of recovery by way of subrogation against either Party in connection with any damage covered by any policy. Neither Party shall be liable to the other for any damage caused by any of the risks insured against under any insurance policy required by this Agreement.

7. Design, Construction, Standards and Inspections.

a. Allocation of Cost. As a condition to sanitary sewer service to the Highgrove Community (or any portion thereof) County may cause one or more owners or developers to be responsible for the design, construction and installation of the Collection System or the payment therefore. County hereby disclaims any responsibility or liability for any cost or expense for the design, construction and installation of the Collection System, unless County elects to pay or provide for the same. The City understands and acknowledges that one hundred percent (100%) of the costs for the design, construction and installation of the Collection System shall be paid or provided by owners or developers of the Highgrove Community, unless City elects to pay or provide for the same, and that City shall have no responsibility or liability for any cost or expense for such design, construction or.

b. Compliance with City Standards. County shall require any owner or developer responsible for the design, construction and installation of the Collection System to submit all specifications, plans, drawings and other related documents to the City for approval. County shall require any commercial or industrial user, in addition to obtaining an Industrial User permit, if applicable, to obtain City approval for building plans, specifications and other related documents. County agrees that design and construction of the Collection System shall be in accordance with, without limitation, all approved or required specifications, plans, drawings, documents and permits issued and/or prepared by the City and/or other governmental agency exercising jurisdiction over the Collection System, all to the reasonable satisfaction of the City. All construction contracts entered into for the Collection System shall be entered into with a duly licensed, insured and bonded contractor or contractors. Any Sanitation Agreement shall contain reference to the specific obligations of this Agreement.

c. City Review of Plans. City shall review and approve all specifications, plans, drawings and other related documents related to the Collection System for compliance with City standards. City shall complete its initial review of such documents within 30 days. In the event of a disapproval City shall provide County with the detailed, specific reasons for disapproval. City shall have the right to review and approve any corrections to such specifications, plans, drawings and other related documents prior to final approval by County. The foregoing procedure shall be continued until such specifications, plans, drawings and other related documents have been approved by City.

d. Warranty. County shall ensure that any Developer who constructs any or all of the Collection System shall unconditionally warrant all materials and workmanship involved in the construction of the Collection System for a period of one (1) year from the date County accepts the offer of dedication of the applicable portion of the Collection System, and such warranty shall be in favor of the County and the City.

c. Right to Inspect. City shall have the right during the installation and construction of the Collection System to enter upon any Collection System site for inspection purposes. Developer shall provide City representative with reasonable access for such inspection purposes.

f. Final Inspection. City will perform and certify a final field inspection of the Collection System upon notification by County of substantial completion of construction, or in no event later than three business days after County notifies City that construction is complete. Failure to approve or disapprove within the three business day period shall be deemed approval. In the event of a disapproval City shall provide County within the three business days period with the detailed, specific reasons for disapproval. Upon correction, County will again notify City of substantial completion and City shall again perform and certify a final field inspection.

g. Non-Precedent. Nothing herein shall be construed as precedent between the Parties on the issue of whether the City has the right or authority to approve plans or require the County to comply with building and zoning ordinances with respect to wastewater facilities within the County limits or jurisdiction.

8. Monthly Service Charges for Sanitary Sewer Service.

a. The County's obligation to make payment hereunder for the operation, maintenance and repair of the Collection System in the Highgrove Community shall be solely from the amounts payable pursuant to this Section 8.

b. City shall charge any users of the Collection System a monthly service charge for sanitary service according to the current fee schedule charged to City wastewater service customers after each customer is connected to the system. The schedule of current monthly service charges is included in Exhibit "C". City hereby covenants and agrees that, except as set forth herein, City shall not voluntarily or involuntarily, modify or increase the monthly service charges to the Highgrove Community without the written consent of County, which consent will not be unreasonably withheld. Notwithstanding the foregoing, City may impose increases to the monthly service charge (i) which City reasonably believes are necessary to pay the reasonable costs of operating and maintaining the Collection System, including without limitation, construction of capital improvements which shall be incorporated into the Collection System; (ii) nondiscriminatory increases applied equally to all customers discharging wastewater into the RWQCP or (iii) which City reasonably believes are necessary to replace or restore the Collection System, as set forth in Section 4, hereto, with such increase imposed solely upon the Highgrove Community users. Pursuant to Section 5 above, City, on behalf of the County, shall be responsible for billing wastewater service customers and collecting the monthly service charge. All amounts charged shall be compensation to the City for operating, maintaining and repairing the Collection System and rendering sanitary sewer service to customers within the Highgrove Community. This section shall survive

termination of this Agreement.

9. Transfer. In the event County transfers its Collection System, County agrees to deliver a copy of this Agreement to the transferees on or before the transfer of the Collection System.

10. Agreement Perpetual. This Agreement shall be perpetual and may not be cancelled, terminated, or modified except on mutual consent by City and County. This Agreement shall commence on the Effective Date. If the parties wish to terminate this agreement as to the City's operation and maintenance of the Collection System, the parties agree to meet and confer, in good faith, and enter into a subsequent agreement for the City's provision of sanitary sewer service to the Highgrove Community, pursuant to the same terms and conditions of this agreement which apply to such sanitary sewer service.

11. Notices. Unless applicable law requires a different method of giving notice, any and all notices, demands or other communications required or desired to be given hereunder by any party (hereafter, the "Notice") shall be in writing and shall be validly given or made to another party if served personally or if deposited in the United States mail, certified or registered, postage prepaid or if transmitted by telegraph, telecopy or other electronic written transmission device. If the Notice is served personally, service shall be conclusively deemed made at the time of such personal service. If the Notice is given by mail, such shall be conclusively deemed given seventy-two (72) hours after the deposit thereof in the United States mail. If the Notice is sent by telegraph or if by other carrier service, the Notice shall be deemed given upon confirmation of Collection by the carrier. If the Notice is sent by an electronic transmission service, Notice shall be deemed given seventy-two (72) hours after sending the Notice, unless proof of earlier receipt is available. The Notice shall be addressed to the party to whom such Notice is to be given as follows:

To COUNTY: County of Riverside
C/O Economic Development Agency
3525 Fourteenth Street
Riverside CA 92501
Atten: County Service Area 152C

To CITY: Director, Public Works Department
CITY OF RIVERSIDE
3900 Main Street, Fifth Floor
Riverside, CA 92522

Any party hereto may change its address for the purpose of receiving Notices as herein provided by a written Notice given in the manner aforesaid to the other Party hereto.

12. Indemnification.

a. City hereby agrees to indemnify, defend and hold County, its supervisors, directors, officers, employees, agents, successors and assigns harmless from and against any and all claims, actions, costs, demands, lawsuits, causes of action, expenses (including attorneys' fees and court costs), liabilities, interest, taxes, penalties and any and all other damages (collectively, the "Claims") which any or all of them ever pays or is legally obligated to pay and which result from or arise out of, or in connection with the following events, unless caused by the sole negligence of County:

(i) any neglect, fault, omission of City or its agents, contractors, employees or servants in the performance of obligations under this Agreement;

(ii) operation, maintenance and repair or failure to operate, maintain or repair the Collection System;

(iii) any damage, repair, replacement and destruction to or caused by (or alleged to have been caused by) the Collection System;

(iv) providing or failure to provide sanitary sewer service to any person or parcel of land in the Highgrove Community or any manner in connection therewith, so long as such person or parcel has complied with all provision of this Agreement, the Pre-Treatment Agreement and the Treatment Agreement;

(v) any breach (including City's representations or warranties), default by City, or failure to perform any of the agreements, terms, obligations, covenants and conditions of this Agreement or any other document or instrument related to the Collection System;

(vi) any proceedings brought by a third party to challenge any charge, including but not limited to, connection charges and monthly service charges, as set forth in this Agreement; and

(vii) any removal, remediation or disposal of hazardous materials or hazardous substances as defined by federal, state or local law upon the real property on which the Collection System is installed and constructed, if resulting from any neglect, fault, omission of City or its agents, contractors, employees or servants in the performance of obligations under this Agreement .

b. County hereby agrees to indemnify, defend and hold City, its council members, directors, officers, employees, agents, successors and assigns harmless from and against any and all Claims which any or all of them ever pays or is legally obligated to pay, may suffer and which result from or arise out of, or in connection with the following events, unless caused by the sole negligence of City:

(i) any neglect, fault, omission of County or its agents, contractors, employees or

servants in the performance of obligations under this Agreement; and

(ii) any breach (including County's representations or warranties) or default or failure by County to perform any of the agreements, terms, obligations, covenants and conditions of this Agreement or any other document or instrument related to the Collection System.

13. Representations and Warranties.

a. County represents and warrants that:

(i) County is a public body, corporate and political and existing in good standing under the laws of California;

(ii) County has the right, power, legal capacity and authority to enter into and perform its obligations under this Agreement;

(iii) the execution, delivery and performance of this Agreement by County (A) have been or shall be duly authorized by County and (B) will not contravene (1) any provision of applicable law, (2) any order of any court or other agency or government, or (3) any agreement or other instrument to which County is a party or by which it is bound or in breach of or constitute (with or without notice of lapse of time or both), a default under any such agreements or other instruments;

(iv) This Agreement is, when executed and delivered, a legal, valid and binding obligation of County, enforceable in accordance with its terms, subject to the effect of bankruptcy, insolvency, reorganization, arrangements, moratorium or other similar laws relating to or affecting the rights of creditors generally, and of general principals of equity.

b. City represents and warrants that:

(i) City is a public body, corporate and political and existing in good standing under the laws of California;

(ii) City has the right, power, legal capacity and authority to enter into and perform its obligations under this Agreement;

(iii) The City has the full legal right, power and authority to charge the owners or developers the amounts set forth in Sections 5 and 8, above, and such rates and charges shall be valid and binding during the term of this Agreement;

(iv) The execution, delivery and performance of this Agreement by City (A) have been or shall be duly authorized by City and (B) will not contravene (1) any

provision of applicable law, (2) any order of any court or other agency or government, or (3) any agreement or other instrument to which City is a party or by which it is bound, or in breach of or constitute (with or without notice of lapse of time or both) a default under any such agreements or other instruments; and

(v) This Agreement is, when executed and delivered, a legal, valid and binding obligation of City, enforceable in accordance with its terms, subject to the effect of bankruptcy, insolvency, reorganization, arrangements, moratorium or other similar laws relating to or affecting the rights of creditors generally, and of general principals of equity.

c. All representations, warranties, covenants and agreements of the Parties contained in this Agreement, or in any instrument or other writing provided for herein, shall survive the execution and delivery of this Agreement.

14. Equitable Relief. It is agreed that the rights granted to the Parties hereunder are of a special and unique kind and character and that, if there is a breach by any Party of any material provision of this Agreement, the other Party would not have an adequate remedy at law. It is expressly agreed, therefore, that the rights of the Parties hereunder may be enforced by equitable relief as is provided under the laws of the State of California.

15. Independent Counsel. Each Party warrants and represents that it has been advised that it should be represented by counsel of its own choosing in the preparation and analysis of this Agreement; that it is fully aware that the other Party's counsel has not acted or purported to act on its behalf; that it has been represented by independent counsel or has had the opportunity to be represented by independent counsel; and that it has read this Agreement with care and believes that it is fully aware of and understands the contents thereof and its legal effect.

16. Attorney Fees. Should any Party hereto engage an attorney, whether or not the Party proceeds to institute any action or proceeding at law or in equity, or in connection with an arbitration, related to claims arising out of this Agreement, including an action for declaratory relief, or for damages by reason of an alleged breach of any provision of this Agreement, or otherwise in connection with this Agreement, or any provision thereof, the prevailing Party shall be entitled to recover from the losing Party reasonable attorney fees and costs (including fees for experts) for services rendered to the prevailing Party in such action or proceeding.

17. Full Authority. Each of the Parties and signatories to this Agreement represents and warrants that he has the full right, power, legal capacity and authority to enter into and perform the Parties' respective obligations hereunder and that such obligations shall be binding upon such Party without the requirement of the approval or consent of any other person or entity in connection herewith. Each person signing this Agreement on behalf of an entity represents and warrants that he has the full right, power, legal capacity and authority to sign this Agreement on behalf of such entity.

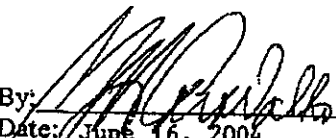
18. Time of the Essence. Time is of the essence of this Agreement, and in all the terms, provisions, covenants and conditions hereof.
19. Reasonable Notice. Unless expressly provided herein to the contrary, the reasonable time required in which to perform any act hereunder shall be thirty (30) days.
20. Applicable Law. This Agreement shall, in all respects, be governed by the laws of the State of California applicable to agreements executed and to be wholly performed within California.
21. Severability. Nothing contained herein shall be construed so as to require the commission of any act contrary to law, and wherever there is any conflict between any provisions contained herein and any present or future statute or law, ordinance or regulation, the latter shall prevail; but the provision of this Agreement which is affected shall be curtailed and limited only to the extent necessary to bring it within the requirements of the law.
22. Further Assurances. Each of the Parties hereto shall execute and deliver any and all additional papers, documents and other assurances, and shall do any and all acts and things reasonably necessary in connection with the performance of their obligations hereunder to carry out the intent of the Parties hereto.
23. Modifications or Amendments. No amendment, change or modification of this Agreement shall be valid, unless in writing and signed by all of the Parties hereto.
24. Successors and Assigns. All of the terms and provisions contained herein shall inure to the benefit of and shall be binding upon the Parties hereto and their respective heirs, legal representatives, successors and assigns.
25. Entire Agreement. This Agreement contains the sole and entire agreement and understanding of the Parties with respect to the entire subject matter hereof, and any and all prior discussions, negotiations, commitments or understandings related hereto, if any, are hereby merged herein. No representations, oral or otherwise, express or implied, other than those specifically referred to in this Agreement or any exhibits contemplated thereby, have been made by any Party hereto. No other agreements not specifically contained herein, oral or otherwise, shall be deemed to exist or to bind any of the Parties hereto.
26. Non-Waiver. No waiver by any Party hereto of a breach of any provision of this Agreement shall constitute a waiver of any preceding or succeeding breach of the same or any other provision hereof.
27. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

28. Number and Gender. In this Agreement, the masculine, feminine or neuter gender, and the singular or plural number, shall each be deemed to include the others whenever the context so requires.
29. Captions. The captions appearing at the commencement of the sections hereof are descriptive only and for convenience in reference. Should there be any conflict between any such caption and the section at the head of which it appears, the section and not such caption shall control and govern in the construction of this Agreement.
30. Expenses. Each of the Parties shall pay all of their own costs, legal fees, accounting fees, and any other expenses incurred or to be incurred by it or them in negotiating and preparing this Agreement, and closing and carrying out the transactions contemplated by this Agreement.
31. Parties in Interest. Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any persons other than the Parties and their respective successors and assigns, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to any Party to this Agreement, nor shall any provision give any third person any right of subrogation or action over or against any Party to this Agreement.
32. Joint and Several Obligations. The obligations of the parties hereto are joint and several.
33. Exhibits. The following exhibits attached hereto are incorporated herein to this Agreement by this reference:
- Exhibit A – Map of Highgrove Community
 - Exhibit B – List of Sanitation System Installation and Service Agreements
 - Exhibit C – Schedule of Current Monthly Service Charges for Sanitary Sewer Service
34. Reports. Upon County's request, City shall submit to County a report within sixty (60) days after the end of the City's fiscal year, but no more than once annually, summarizing their activities under this Agreement. Said report shall be in a format to be determined by the parties, and shall include include information such as number of sanitary sewer service connections within the Highgrove Community, the average monthly flow of sewage, as metered by the City at the mutually-agreed upon points of connection and the results of any quality testing by the City.
35. Records. Each of the Parties shall maintain and make available for inspection by the other Party, during regular business hours, accurate records pertaining to such Party's duties and obligations under this Agreement.

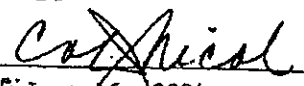
[Signatures on next page]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives on the date first above written.

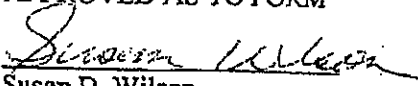
CITY OF RIVERSIDE,
a municipal corporation

By: 
Date: June 16, 2004
George Carvalho, City Manager

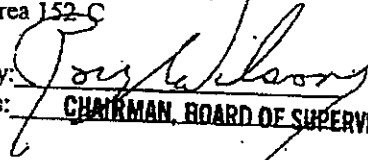
ATTEST

By: 
Date: June 16, 2004
City Clerk

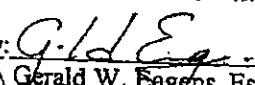
APPROVED AS TO FORM


Susan D. Wilson
Deputy City Attorney

COUNTY OF RIVERSIDE, a
political subdivision of State of
California, acting by and through
The Riverside County Service
Area 152-C

By: 
Its: CHAIRMAN, BOARD OF SUPERVISORS

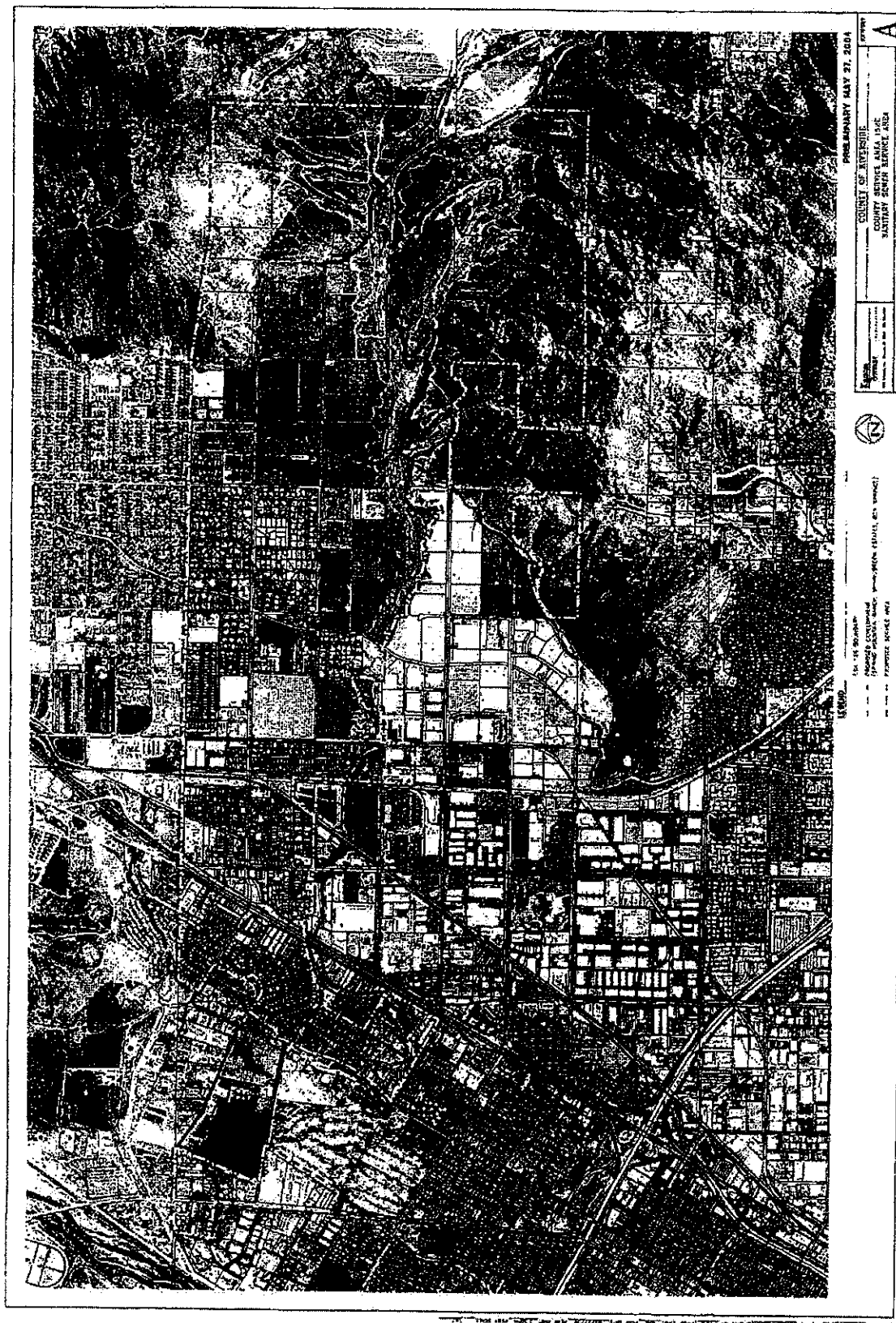
Approved as to Form:
Redwine and Sherrill,
Special Counsel to County

By: 
Gerald W. Eagens, Esq.

ATTEST
NANCY ROMERO, Clerk

By: 
DEPUTY

EXHIBIT A
Map of Highgrove Community
(Area marked as "Proposed Service Area" is the boundary)



THE UNIVERSITY OF CHICAGO

EXHIBIT B

List of Sanitation System Installation and Service Agreements

1. "Sanitation System Installation and Service Agreement," dated April 30, 2004, by and between County of Riverside, Springbrook Investments, L.P., and MRF – Groves Development, L.P.
2. "Sanitation System Installation and Service Agreement," dated April 30, 2004, by and between County of Riverside and SMR Ventures, LLC.

Exhibit C
Schedule of Current Monthly Service Charges for Sanitary Sewer Service

*Revised***COMMERCIAL SEWER RATES EFFECTIVE 01/01/93 RENDERED 2/01/93**

MINIMUM CHARGE

13.05

	RATE PER 100 C.F.		PUMPING SURCHARGE	
	BASIC			
	REV	RATE	REV	RATE
Dept & Retail Stores	500	1.057	525	1.243
Hotels & Motels	501	1.225	526	1.413
Laundromats	502	1.062	527	1.249
Commercial Laundries	503	1.857	528	2.044
Markets	504	2.415	529	2.621
Mortuaries	505	2.431	530	2.606
Professional Offices	506	0.951	531	1.139
Repair Shops & Service Stations	507	1.541	532	1.728
Restaurants	508	2.534	533	2.71
Other Commercial (90% return)	509	1.057	534	1.243
Hospital & Conv. Homes	510	1.211	535	1.397
Churches & Halls	511	0.987	536	1.143
Schools (A) 60% return (not used)	513	0.987	538	1.134
Schools (B) 30% return	514	0.407	539	0.486
Other Commercial (60% return)	515	0.888	540	0.784
Other Commercial (30% return)	516	0.334	541	0.393

FLAT RATED AND RESIDENTIAL SEWER RATES EFFECTIVE 01/01/93

RENDERED 2/01/93

Commercial Basic	473	13.05
Commercial Pumping	594	14.97
RESIDENTIAL		
Gravity - City - Multi Unit	474	12.29
Gravity - City - Single & Duplex	475	13.05
Gravity - La Sierra - Multi Unit	476	12.29
Gravity - La Sierra - Single & Duplex	477	13.05
Pumping - City - Multi-Unit	591	14.21
Pumping - City - Single & Duplex	590	14.97
Pumping - La Sierra - Multi-Unit	593	14.21
Pumping - La Sierra - Single & Duplex	592	14.97

see samples

801 B



SUBMITTAL DATE:
October 2, 2008

RECEIVED
OCT 28 2008
RIVERSIDE CITY
COMMUNITY DEVELOPMENT DEPT
PLANNING DIVISION

ADOPTION of RIVERSIDE CITYWIDE DESIGN GUIDELINES AND SIGN GUIDELINES
County Initiative – Highgrove.

The Riverside Citywide Design Guidelines and Sign Guidelines were adopted by the City of Riverside in November 2007. In accordance with item 4.1 of the Cities/County Memorandum of Understanding adopted on March 12, 2002, The Planning Department is recommending to the Riverside County Board of Supervisors that the County adopt the Riverside Citywide Design Guidelines and Sign Guidelines to be applied to projects within the unincorporated area of Highgrove. These guidelines shall take precedence, where applicable and appropriate, over the Countywide Design Standards & Guidelines adopted by the County in January 2004 in the unincorporated areas of Riverside County within the City of Riverside Sphere of Influence. The Riverside Design Guidelines and Sign Guidelines are illustrated in the attached CD.


Ron Goldrian
Planning Director

RG:db

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, and Ashley
Nays: None
Absent: Wilson
Date: October 21, 2008
xc: Planning(2), City

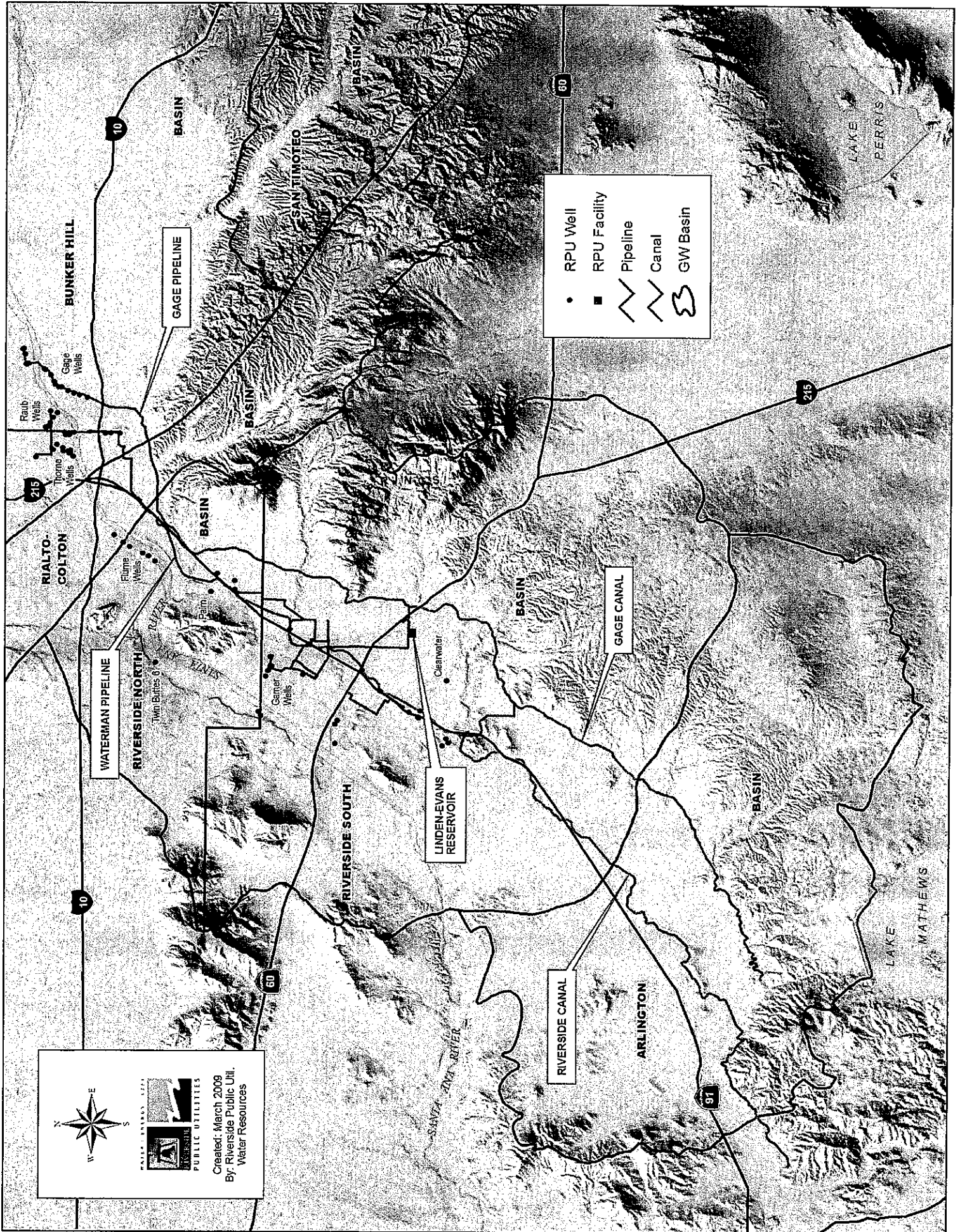
Nancy Romero
Clerk of the Board
By: [Signature]
Deputy

ATTACHMENTS FILED

District: Third & Fifth

Agenda Number:

3.53





Created: March 2009
By: Riverside Public Util.
Water Resources



Riverside Well
Primary Use

- Domestic
- Irrigation
- Not in Use

Created: June 2009
By: Riverside Public Util
Water Resources

WELL NAME	DISTANCE TO SITE
Electric St.	1,532
Russell C	3,530
Palmyrita 2	3,908
Twin Springs	4,279
Garner B	4,434
Garner D	4,924
Center Street	5,308
Garner C	5,537
Brunton	5,997
Moore-Griffith	6,318



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

8018



FROM: TLMA - Planning Department

SUBMITTAL DATE:

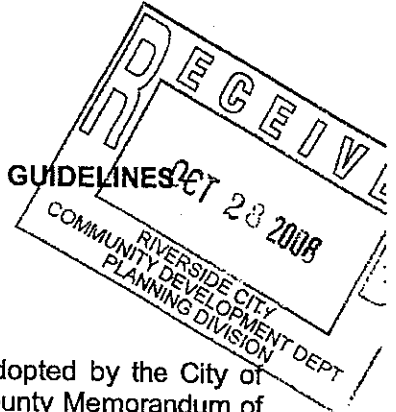
October 2, 2008

SUBJECT: Riverside Citywide Design Guidelines and Sign Guidelines--

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS:

**ADOPTION of RIVERSIDE CITYWIDE DESIGN GUIDELINES AND SIGN GUIDELINES--
County Initiative - Highgrove.**



PROJECT DESCRIPTION:

The Riverside Citywide Design Guidelines and Sign Guidelines were adopted by the City of Riverside in November 2007. In accordance with item 4.1 of the Cities/County Memorandum of Understanding adopted on March 12, 2002, The Planning Department is recommending to the Riverside County Board of Supervisors that the County adopt the Riverside Citywide Design Guidelines and Sign Guidelines to be applied to projects within the unincorporated area of Highgrove. These guidelines shall take precedence, where applicable and appropriate, over the Countywide Design Standards & Guidelines adopted by the County in January 2004 in the unincorporated areas of Riverside County within the City of Riverside Sphere of Influence. The Riverside Design Guidelines and Sign Guidelines are illustrated in the attached CD.

Ron Goldman
Planning Director

RG:db

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, and Ashley
Nays: None
Absent: Wilson
Date: October 21, 2008
xc: Planning(2), City ✓

Nancy Romero
Clerk of the Board
By:
Deputy

Dep't Rea. : ☒ Policy
Per Exec. Ofc.: ☒ Policy
☐ Consent
☐ Consent

Prev. App. Ref.
ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

District: Third &
Fifth

Agenda Number:

3.53

PUBLIC HEARING NOTICE LABEL REQUIREMENTS

PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM

I, SANDY GOSSELIN, certify that on 5/20/09,
Print name Date
the attached property owner's list was prepared by:
CITY OF RIVERSIDE PLANNING DIVISION
same as above for the following project, CUP 3577,
Print Company Name and/or Individual's Name Project case number(s)

using a radius distance of 600 feet, pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, the applicant's engineer/representative, if any, the owner(s) of the subject property, ~~the school district or districts within whose boundary the subject project is located;~~ every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any, and, all other property owners within a 600 foot radius around the subject property, and all contiguously owned properties, if any, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field is true and correct to the best of my knowledge.

Name: Sandra Gosselin
Title/Registration: Senior Graphics Tech w/ City of Riverside Planning Division
Address: 3900 Main Street
Address: _____
City: Riverside State: CA Zip: 92522
Telephone No.: (951) 826-5712 Fax No.: ()
E-Mail: sgosselin@riversideca.gov
Case No.: CUP 3577

APN: 247020003
170 LA CADENA DR
RIVERSIDE CA 92507

HOWARD & ELIZABET MARKWARD
APN: 247020004
183 IOWA AVE
RIVERSIDE CA 92507

MICHAEL L & MARIAN MURPHY
APN: 247020005
970 W C ST
COLTON CA 92324

OCCUPANT
APN: 247020005
217 IOWA AVE
RIVERSIDE CA 92507

ROY L & JOSETTE BRANSON
APN: 247020006
10111 W LILAC RD
ESCONDIDO CA 92026

OCCUPANT
APN: 247020006
235 IOWA AVE
RIVERSIDE CA 92507

EDMUND & JACKIE LIM
APN: 247020007
2404 FALLING OAK DR
RIVERSIDE CA 92506

OCCUPANT
APN: 247020007
255 IOWA AVE
RIVERSIDE CA 92507

MI CHANG
APN: 247020008
9860 GARDEN GROVE BLVD
GARDEN GROVE CA 92844

OCCUPANT
APN: 247020008
285 IOWA AVE
RIVERSIDE CA 92507

MARK W BENDER
APN: 247020009
220 LA CADENA DR
RIVERSIDE CA 92507

WHITNEY MACHINERY INC
APN: 247041004
PO BOX 7160
FARGO ND 58106

OCCUPANT
APN: 247041004
1251 CHURCH ST
RIVERSIDE CA 92507

GOOD NEWS MISSIONARY BAPTIS
APN: 247041005
178 IOWA AVE
RIVERSIDE CA 92507

ADAM & MARTHA ORNELAS
APN: 247042001
16 HIGHLAND AVE
RIVERSIDE CA 92507

OCCUPANT
APN: 247042001
214 IOWA AVE
RIVERSIDE CA 92507

WEHUNT
APN: 247042002
14381 LAUREL DR
RIVERSIDE CA 92503

OCCUPANT
APN: 247042002
1254 CHURCH ST
RIVERSIDE CA 92507

RAMONA C LEDESMA
APN: 247042003
1244 CHURCH ST
RIVERSIDE CA 92507

R N & NIRMALA SHARMA
APN: 247042004
26371 IRONWOOD AVE
MORENO VALLEY CA 92555

OCCUPANT
APN: 247042004
1232 CHURCH ST
RIVERSIDE CA 92507

RAVINDRA & NIRMALA SHARMA
APN: 247042005
26371 IRONWOOD AVE
MORENO VALLEY CA 92555

OCCUPANT
APN: 247042005
1224 CHURCH ST
RIVERSIDE CA 92507

BARBARA J FOSTER
APN: 247042009
1213 CENTER ST
RIVERSIDE CA 92507

CARMAN PEREZ
APN: 247042010
1225 CENTER ST
RIVERSIDE CA 92507

JOSEPH F & IRENE MISFIELD
APN: 247042011
1233 CENTER ST
RIVERSIDE CA 92507

RONALD P MONTOYA
APN: 247042012
2630 RIDGEWATER CIR
HENDERSON NV 89074

OCCUPANT
APN: 247042012
1241 CENTER ST
RIVERSIDE CA 92507

ANITA R HERNANDEZ
APN: 247042013
1251 CENTER ST
RIVERSIDE CA 92507

APN: 247042014
VERTEX AREOSPACE(L3)
APO AE 09391

APN: 247042014
1261 CENTER ST
RIVERSIDE CA 92507

APN: 247042015
1271 CENTER ST
RIVERSIDE CA 92507

ABOU B & FATMA AHMED
APN: 247042017
3341 CELESTE DR
RIVERSIDE CA 92507

OCCUPANT
APN: 247042017
286 IOWA AVE
RIVERSIDE CA 92507

WEHUNT
APN: 247042018
250 IOWA AVE
RIVERSIDE CA 92507

DENNIS & SHERYL HUGHES
APN: 247042020
MARSHALLFIELD(2207A) LN
REDONDO BEACH CA 90278

OCCUPANT
APN: 247042020
240 IOWA AVE
RIVERSIDE CA 92507

RAFAELA MENCHACA
APN: 247071001
400 LA CADENA DR
RIVERSIDE CA 92507

RAFAELA MENCHACA
APN: 247071002
400 E LA CADENA DR
RIVERSIDE CA 92501

SALVADOR C & IRENE ARCEO
APN: 247071004
1409 VILLA ST
RIVERSIDE CA 92507

OCCUPANT
APN: 247071004
1405 VILLA ST
RIVERSIDE CA 92507

MARCELINO & MARIA MILIAN
APN: 247071005
1401 VILLA ST
RIVERSIDE CA 92507

SALVADOR & IRENE ARCEO
APN: 247071006
1415 VILLA ST
RIVERSIDE CA 92507

LINLAND PROP MANAGEMENT INT
APN: 247081005
PO BOX 5082
DIAMOND BAR CA 91765

OCCUPANT
APN: 247081005
407 DEVENER ST
RIVERSIDE CA 92507

CHAD WILLIAMS
APN: 247081007
3224 YORBA LINDA BLVD 130
FULLERTON CA 92831

OCCUPANT
APN: 247081007
421 DEVENER ST
RIVERSIDE CA 92507

DOYAL G TEEL
APN: 247081009
3572 WALTON ST
RIVERSIDE CA 92503

LUIS MAGANA
APN: 247081010
PO BOX 815
BOYES HOT SPRINGS CA 9541

OCCUPANT
APN: 247081010
1393 VILLA ST
RIVERSIDE CA 92507

CHRIS W HACKETT
APN: 247081011
3224 YORBA LINDA BLVD 130
FULLERTON CA 92831

OCCUPANT
APN: 247081011
1383 VILLA ST
RIVERSIDE CA 92507

LORENA ZUNIGA
APN: 247081014
10854 BELTRAMO CIR
RIVERSIDE CA 92503

OCCUPANT
APN: 247081014
422 DEVENER ST
RIVERSIDE CA 92507

FRANCISCO & CELIA GODINEZ
APN: 247081015
428 DEVENER ST
RIVERSIDE CA 92507

BABUBHAI & SUDHABE PATEL
APN: 247081016
2631 MANGULAR AVE
CORONA CA 92882

OCCUPANT
APN: 247081016
1377 VILLA ST
RIVERSIDE CA 92507

APN: 247081017
11104 NORTHSTAR AVE
MIRA LOMA CA 91752

APN: 247081017
1361 VILLA ST
RIVERSIDE CA 92507

MICHAEL J & JEAN ONEILL
APN: 247081019
1134 CLUB CT
RIVERSIDE CA 92506

OCCUPANT
APN: 247081019
1321 VILLA ST
RIVERSIDE CA 92507

CHRIS ARTIKIS
APN: 247081020
7118 EL PADRO ST
RIVERSIDE CA 92504

OCCUPANT
APN: 247081020
407 IOWA AVE
RIVERSIDE CA 92507

ATTALLAH ABUGHERIR
APN: 247081021
365 IOWA AVE
RIVERSIDE CA 92507

OCCUPANT
APN: 247081021
405 IOWA AVE
RIVERSIDE CA 92507

MARILYN & MICHAEL JIMENEZ
APN: 247081022
445 IOWA AVE
RIVERSIDE CA 92507

IOWA STREET STORAGE PARTNER
APN: 247081024
11560 TENNESSEE AVE
LOS ANGELES CA 90064

OCCUPANT
APN: 247081024
395 IOWA AVE
RIVERSIDE CA 92507

ZARIATUL KHAN
APN: 247082001
451 IOWA AVE
RIVERSIDE CA 92507

SEGANE
APN: 247082002
24321 LAKEVIEW LN
LAKE FOREST CA 92630

OCCUPANT
APN: 247082002
455 IOWA AVE
RIVERSIDE CA 92507

FERNANDO & JAIME COVARRUBI
APN: 247082005
1350 VILLA ST
RIVERSIDE CA 92507

LETICIA LOPEZ
APN: 247082006
1360 VILLA ST
RIVERSIDE CA 92507

JOSE HERNANDEZ
APN: 247082007
28625 BELMONT PARK WAY
MORENO VALLEY CA 92555

OCCUPANT
APN: 247082007
1370 VILLA ST
RIVERSIDE CA 92507

EDUARDO LEMUS
APN: 247082008
1374 VILLA ST
RIVERSIDE CA 92507

DIANE E MILLER
APN: 247082016
1326 VILLA ST
RIVERSIDE CA 92507

JOHN R & JANAAN DAWSON
APN: 247082017
PO BOX 1031
CRESTLINE CA 92325

OCCUPANT
APN: 247082017
1330 VILLA ST
RIVERSIDE CA 92507

DONAVON D & MARLENE RITZ
APN: 247091001
480 E MAIN ST
RIVERSIDE CA 92507

OCCUPANT
APN: 247091001
1214 CENTER ST
RIVERSIDE CA 92507

BESSIE F & DENIS KIDD
APN: 247091002
22874 PICO ST
GRAND TERRACE CA 92313

OCCUPANT
APN: 247091002
1222 CENTER ST
RIVERSIDE CA 92507

ISIDRO CARRANZA
APN: 247091003
1232 CENTER ST
RIVERSIDE CA 92507

TERESA A MISFIELD
APN: 247091004
1233 CENTER ST
RIVERSIDE CA 92507

OCCUPANT
APN: 247091004
1242 CENTER ST
RIVERSIDE CA 92507

APN: 247091005
1252 CENTER ST
RIVERSIDE CA 92507

J & D WILSON
APN: 247091006
15703 WASHINGTON ST
RIVERSIDE CA 92504

OCCUPANT
APN: 247091006
1260 CENTER ST
RIVERSIDE CA 92507

ARTURO & MARIA GUTIERREZ
APN: 247091010
334 IOWA AVE
RIVERSIDE CA 92507

MARIA MORENO
APN: 247091011
1621 S CYPRESS AVE
ONTARIO CA 91762

OCCUPANT
APN: 247091011
342 IOWA AVE
RIVERSIDE CA 92507

LYNDA TETZLAFF
APN: 247091012
1263 PALMER ST
RIVERSIDE CA 92507

JOSE GUTIERREZ
APN: 247091013
1255 PALMER ST
RIVERSIDE CA 92507

CLARENCE F & MARIE CALZARET
APN: 247091014
1243 PALMER ST
RIVERSIDE CA 92507

FRANCISCO ALCANTAR
APN: 247091015
1233 PALMER ST
RIVERSIDE CA 92507

BEVERLY S TATE
APN: 247091016
1225 PALMER ST
RIVERSIDE CA 92507

JOEL MORENO
APN: 247091017
1213 PALMER ST
RIVERSIDE CA 92507

FIRST FRANKLIN MTG 2006-FF2
APN: 247091018
1228 PALMER ST
RIVERSIDE CA 92507

VICTOR & JOSUE PONCE
APN: 247091019
1238 PALMER ST
RIVERSIDE CA 92507

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

OCCUPANT
APN: 247091020
1248 PALMER ST
RIVERSIDE CA 92507

FRANK M & LOLA GONZALES
APN: 247091021
20330 GASTON RD
PERRIS CA 92570

OCCUPANT
APN: 247091021
1258 PALMER ST
RIVERSIDE CA 92507

VASQUEZ E 2008
APN: 247091022
1270 PALMER ST
RIVERSIDE CA 92507

OCCUPANT
APN: 247091022
1272 PALMER ST
RIVERSIDE CA 92507

ERNESTO & ROSALVA RAMIREZ
APN: 247091023
364 IOWA AVE
RIVERSIDE CA 92507

STEPHEN A & GAIL SKIBBS
APN: 247091024
12406 50TH AVENUE CT NW
GIG HARBOR WA 98332

OCCUPANT
APN: 247091024
374 IOWA AVE
RIVERSIDE CA 92507

SAXON MORTGAGE SERVICES INC
APN: 247091025
1708 MERCANTILE DR
FORT WORTH TX 76137

OCCUPANT
APN: 247091025
382 IOWA AVE
RIVERSIDE CA 92507

CARLOS DIAZ
APN: 247091026
388 IOWA AVE
RIVERSIDE CA 92507

RICARDO & ALMA PEREZ
APN: 247091027
265 RUBY ST
RIVERSIDE CA 92507

US BANK NA
APN: 247091028
1255 RUBY ST
RIVERSIDE CA 92507

LUIS TORRES
APN: 247091029
1245 RUBY ST
RIVERSIDE CA 92507

APN: 247091030
1241 RUBY ST
RIVERSIDE CA 92507

APN: 247091031
1229 RUBY ST
RIVERSIDE CA 92507

MICHELLE J WIKERT
APN: 247091038
1195 FOUNTAIN ST
RIVERSIDE CA 92507

SOUTHERN CALIFORNIA EDISON
APN: 247091044
PO BOX 800
ROSEMEAD CA 91770

JOSEPH GUZZETTA
APN: 247091045
6256 RIVERSIDE AVE
RIVERSIDE CA 92506

OCCUPANT
APN: 247091045
1202 FOUNTAIN ST
RIVERSIDE CA 92507

FORREST J MCKINLEY
APN: 247091056
1186 CENTER ST A
RIVERSIDE CA 92507

TEEL INVESTMENTS
APN: 247091059
PO BOX 1070
CALIMESA CA 92320

OCCUPANT
APN: 247091059
1270 CENTER ST
RIVERSIDE CA 92507

DALE & SUSAN GEIGER
APN: 247101001
414 IOWA AVE
RIVERSIDE CA 92507

LON & YOLANDA REMINGTON
APN: 247101002
PO BOX 7838
REDLANDS CA 92375

OCCUPANT
APN: 247101002
424 IOWA AVE
RIVERSIDE CA 92507

RICHARD M & JACQUELYN ARIAS
APN: 247101003
432 IOWA AVE
RIVERSIDE CA 92507

ARTURO GUTIERREZ
APN: 247101004
438 IOWA AVE
RIVERSIDE CA 92507

MILDRED H YARNALL
APN: 247101005
4347 MISSION INN AVE
RIVERSIDE CA 92501

OCCUPANT
APN: 247101005
1270 RUBY ST
RIVERSIDE CA 92507

AMILCAR A & OLIVIA MAJANO
APN: 247101006
1260 RUBY ST
RIVERSIDE CA 92507

DEUTSCHE BK NATL
APN: 247101007
1250 RUBY ST
RIVERSIDE CA 92507

FRANCISCO ROBLES
APN: 247101008
1240 RUBY ST
RIVERSIDE CA 92507

DOMINGO RAMIREZ
APN: 247101009
1265 VILLA ST
RIVERSIDE CA 92507

COBRA-28
APN: 247101010
4900 SANTA ANITA AVE 2C
EL MONTE CA 91731

OCCUPANT
APN: 247101010
1255 VILLA ST
RIVERSIDE CA 92507

ARCELIA BAUTISTA
APN: 247101011
1245 VILLA ST
RIVERSIDE CA 92507

LEIF W & MONIKA OHRBORG
APN: 247102002
1292 RIVER DR
NORCO CA 92860

OCCUPANT
APN: 247102002
429 GLEN ST
RIVERSIDE CA 92507

MIKE KUPKA
APN: 247102004
42967 CORTE ABANILLA
TEMECULA CA 92592

OCCUPANT
APN: 247102004
413 GLEN ST
RIVERSIDE CA 92507

PYONG O & MYONG YU
APN: 247104010
2141 SKYE DR
RIVERSIDE CA 92506

OCCUPANT
APN: 247104010
450 IOWA AVE
RIVERSIDE CA 92507

CENTER STREET GROUP
APN: 24702013
305 N. CRESCENT WAY
ANAHEIM CA 92801

OWNER/APPLICANT:

MUSTAFA ABDELKARIM
ATALLAH ABUGHERIR
365 IOWA AVENUE #A
RIVERSIDE CA 92507

ENGINEER:

RAMCAM ENGINEERING
GROUP, INC
670 E. PARKRIDGE AV #101
CORONA CA 92879

CITIES:

CITY OF RIVERSIDE
CDD-PLANNING DIVISION
3RD FLOOR
3900 MAIN STREET
RIVERSIDE CA 92522

CITY OF COLTON
PLANNING DEPT
650 N. LA CADENA DR
COLTON CA 92324

JOYCE POWERS
CITY OF GRAND TERRACE
22795 BARTON RD
GRAND TERRACE CA 92313

DUPLICATES

CHAD WILLIAMS
APN: 2470081008

CITY OF RIVERSIDE
APN: 247091052

DENNIS & SHERYL HUGHES
APN: 247042021

LEIF W & MONIKA OHRBORG
APN: 247102003

LINLAND PROP MANAGEMENT INT
APN: 247081012
APN: 247081013
APN: 247081006

MARTIN G & MARIA LOZANO
APN: 247081018

SOUTHERN CALIFORNIA EDISON
APN: 247101012

TEEL INVESTMENTS
APN: 247091062

WEHUNT
APN: 247042019

ABOU B & FTMA AHMED
APN: 247042022

J & D WILSON
APN: 247091005

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

108B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 28, 2009

SUBJECT: CONDITIONAL USE PERMIT NO. 3577 – (Mitigated Negative Declaration) - Applicant: Mustafa Abdelkarim - Engineer/ Representative: Ramcam Engineering Group - Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) - Location: Northerly of Villa Street, easterly of I-215, southerly of Center Street, westerly of Iowa Avenue. – 0.52 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** A proposal for the construction and operation of a 3,942 square foot automobile service station. The station would include a convenience store, deli, and a 3,340 square foot canopy overhanging the gasoline pumps. The project would include 12 parking spaces and 3,281 square feet (15%) of landscaping. – APN: 247-081-025, -026, and -027

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on May 13, 2009.

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41677**, 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 **CONDITIONAL USE PERMIT NO. 3577**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

pt

☐ Policy
☐ Policy

☒ Consent
☒ Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

**PLANNING COMMISSION
MINUTE ORDER MAY 13, 2009
EASTERN MUNICIPAL WATER DISTRICT**

- I. **AGENDA ITEM 5.11: CONDITIONAL USE PERMIT NO. 3577** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Mustafa Abdelkarim - Engineer/ Representative: Ramcam Engineering Group - Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 Floor Area Ratio) - Location: Northerly of Villa Street, easterly of I-215, southerly of Center Street, westerly of Iowa Avenue. – 0.52 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) – APN(s): 247-081-025, -026, and -027. (Quasi-Judicial)
- II. **PROJECT DESCRIPTION**
The Conditional Use Permit proposes for the construction and operation of a 3,942 square foot automobile service station. The station would include a convenience store, deli, and a 3,340 square foot canopy overhanging the gasoline pumps. The project would include 12 parking spaces and 3,281 square feet (15%) of landscaping.
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Jeffery Childers, at 951-955-3626 or e-mail jchilder@rctlma.org. (Quasi-Judicial)
- The following spoke in favor of the subject proposal:
Alex A. Irshaid, Applicant's Representative, 670 E. Parkridge Ave. #101, Corona, California 92879
- 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 5-0, recommended to the Board of Supervisors;
- ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41677**, 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 **CONDITIONAL USE PERMIT NO. 3577**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- 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.: 5.11
Area Plan: Highgrove
Zoning District: University
Supervisory District: Fifth
Project Planner: Jeffery Childers
Planning Commission: May 13, 2009

CONDITIONAL USE PERMIT NO. 3577
EA. No.: 41677
Applicant: Mustafa Abdelkarim
Engineer/Rep.: Ramcam Engineering Group

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT - ADDENDUM

ADDENDUM INFORMATION:

After the Planning Commission Hearing on May 13, 2009 two minor modifications were made to the Staff Report.

1) The project was incorrectly noted as being in the Second Supervisorial District and has been corrected to reflect that the project is within the Fifth Supervisorial District.

2) Section 44 of the Initial Study has been modified as follows to clarify the treatment of on-site septic and sewer:

- a) The Riverside County Department of Health has reviewed this project and has approved an alternative treatment septic system that will provide additional treatment to the wastewater prior to being discharged into the leach system. The project will not require or will result in the construction of new wastewater treatment facilities beyond the onsite septic system that has been evaluated and approved by the County's Environmental Health Department. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health and water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.
- b) Since the project is served by its own on-site septic system and that system has been reviewed, conditioned and approved by the Riverside County Environmental Health Department, there is no impact.

PROJECT DESCRIPTION AND LOCATION:

The **Conditional Use Permit** is to construct and operate a 3,942 square foot automobile service station. The station would include a convenience store, deli, and a 3,340 square foot canopy over the gasoline pumps. The project would include 12 parking spaces and 3,281 square feet of landscaping.

The project site is located within the University District of the Highgrove Area Plan of Western Riverside County; more specifically, easterly of Interstate-215, northerly of Villa Street and southerly of Center Street.

ISSUES OF POTENTIAL CONCERN

The project site is located in a highly visible location on a major traffic thoroughfare in the Highgrove area. The northbound Interstate-215 off-ramp is directly adjacent to the project's easterly boundary.

 5-27-09

Additional right-of-way for the off-ramp and Center Street has been offered for dedication. The project has also submitted landscape plans and architectural plans, which will ensure that these improvements are an enhancement to the existing community and the developing Highgrove design guidelines.

The project site does not contain sufficient space to allow for the required on-site parking. The applicant has prepared a shared parking study that provides sufficient data to support the shared parking of this project with the adjacent parcel.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) (0.20- 0.35 Floor Area Ratio) to the north, east, south, and west |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | General Commercial (C-1/C-P) to the north, west and south, and Commercial Office (C-O) to the east. |
| 5. Existing Land Use (Ex. #1): | Existing tire repair shop (not in operation). |
| 6. Surrounding Land Use (Ex. #1): | Commercial Shopping Center to the north, east, and south, a Mini Warehouse Storage to the west. |
| 7. Project Data: | Total Acreage: 0..50 Net Acres |
| 7. Environmental Concerns: | See Attached Environmental Assessment. |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41677**, 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 **CONDITIONAL USE PERMIT NO. 3577**, 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 Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) 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 proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
6. The proposed project will not have a significant effect on the environment.

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

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the Highgrove Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio).
3. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
4. The proposed use, a gas station, convenience store, and deli, are all permitted uses, subject to approval of a conditional use permit, in the Scenic Highway Commercial (C-P-S) zone.
5. The proposed use, a gas station, convenience store, and deli are consistent with the development standards set forth in the General Commercial (C-1/C-P) zone.

Environmental Assessment No. 41677 identified the following potentially significant impacts:

- a. Air Quality
- b. Cultural Resources
- c. Geology/Soils

- d. Hazards & Hazardous Materials
- e. Transportation/ Traffic

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An agricultural preserve;
 - b. An airport influence area;
 - c. Within an MSHCP cell;
 - d. A community facility district;
 - e. A fault zone; and
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area.
3. The project site is located within:
 - a. The City of Riverside sphere of influence
 - b. The Highgrove community policy area;
 - c. The Highgrove redevelopment area;
 - d. An area designated as susceptible to subsidence;
 - e. An area designated as having a high potential for paleontological resources;
 - f. The West Riverside County TUMF area, Ord 824;
 - g. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; and
 - h. The boundaries of the Riverside Unified School District.
4. This project was received on December 19, 2007 and reviewed by the Land Development Committee 2 times on the following dates February 7, 2008 and February 5, 2009.
5. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$28,263.58.
6. The subject site is currently designated as Assessor's Parcel No. 247-081-025, -026, and -027.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: May 13, 2009

TO: Planning Commission Members

FROM: Jeff Childers, Urban/Regional Planner IV

RE: **Conditional Use Permit No. 3577 – Agenda Item No. 5.11**

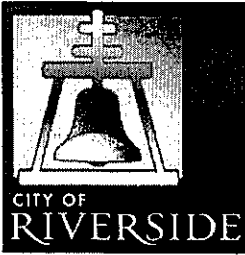
Prior to the Planning Commission a letter was received from the City of Riverside indicating several concerns regarding, aesthetics, sewer/septic service, street right-of-way dedication and roadway alignment.

Additionally, in preparation for the Hearing the following Condition of Approval has been added to the Staff Report to ensure the construction of an entry monument:

80. Planning 49

Prior to the installation of any on-site advertising or directional signs, an entry monument plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348 and shall comply with and incorporate the themes of the Highgrove Design Guidelines. Such elements shall include but not be limited to; citrus production, packaging and distribution and/or the historical railroad elements of the community. The proposed monument shall be incorporated into the pylon sign as shown on Approved Exhibit A.

Y:\Planning Case Files-Riverside office\CUP03577\PC 5-13-09\Planning Commision Memo 5-6-09.doc



Community Development
Department
Planning Division

May 13, 2009

Jeff Childers
County of Riverside, Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**SUBJECT: CONDITIONAL USE PERMIT NO. 3577 - PROPOSED SERVICE STATION,
CONVENIENCE STORE AND DELI IN THE HIGHGROVE AREA PLAN**

Dear Mr. Childers:

Thank you for the opportunity to comment on the above-noted project, a conditional use permit to allow construction and operation of a 3,942 square-foot service station and convenience store located at the southwest corner of Center Street and Iowa Avenue within the City's northern sphere of influence and within potential Highgrove, Annexation Area B. City staff previously provided comments on the project to the County on February 18, 2008 (see attached).

The prior comments were related to design/aesthetics, Center Street and Iowa Avenue right-of-way dedication, and provision of sewer service. The County has not adequately addressed the City's prior comments of February 18, 2008. This letter serves to re-emphasize and re-state in greater clarity and detail prior City staff's concerns and comments as follows:

Site Adequacy and Right-of-Way Dedication

- The project site does not contain sufficient space to accommodate the service station as proposed because the property line shown along the I-215 off-ramp, as depicted on the project site plan, extends substantially into the current off-ramp right-of-way and does not accurately reflect the existing right-of-way and parcel configurations. Under the existing right-of-way/parcel configuration the convenience store building will actually be projecting into the right-of-way. In other words, the parcel line will go right through the proposed building. The Planning Commission staff report indicates that additional right-of-way for the off-ramp and Center Street are being offered for dedication but this is not reflected on the plans. The plans appear to perpetuate the existing narrow and congested off-ramp configuration which has tight turning movements (see attached aerial map).
- Even though the staff report indicates dedication of right-of-way on Center Street and Iowa Avenue has been offered, no evidence has been provided that dedication will and can actually be provided or any indication of how many feet of right-of-way is to be dedicated. The project plans and staff report fail to demonstrate that adequate dedication will be provided along Center Street and Iowa Avenue consistent with ultimate right-of-way widths per the City and County general plans as previously requested in the attached letter of February 18, 2008. Even without the appropriate dedication, the parcel just is not large enough to adequately accommodate a service station with a convenience store at this location. The existing intersection and interchange is already very tight with constrained movements and the placement of this type of facility at this location would add to this condition. The site does not offer the space needed to provide enough space for tanker trucks to easily maneuver into and out of the facility for gas delivery.

Sewer Service vs. Septic

- The project plans and Initial Study/Environmental Assessment have not adequately demonstrated that sewer service will be provided for the project and, as a result, it appears that the project will be served by a septic system. Page 34 of the Environmental Assessment/Initial Study prepared for the project states that “the Eastern Municipal Water District (EMWD) will service the project with sewer services.” However, contrary to the first statement the EA/IS also states that an onsite septic system has been evaluated and approved by the County Environmental Health Department.” A review of EMWD’s Service Area Map (see attached), shows no service areas for the community of Highgrove in which the project is located.

As previously noted, the City strongly opposes the use of a septic system in the area. The impacts of a septic system have not been adequately evaluated and potential impacts to water quality mitigated in the Environmental Initial Study. The project site is in a very sensitive location with wells nearby that provide nearly 30 percent of the City’s potable water supply. Historically, septic system failure has been found to be a common problem in this vicinity due to poor soil quality. Installations of septic systems next to underground fuel tanks need to be prohibited, as the septic system provides a direct path to the groundwater in the event of a gasoline leak. With this in mind, a gasoline service station with a convenience store on a septic system at this location is not an appropriate use. Please be aware that existing agreements between the City and County provide for septic system conversions to sewer within the Highgrove Area (see attached).

Aesthetics / Design Review

Prior comments from the City related to aesthetics and design review have not been adequately addressed. Please note that the Citywide Design Guidelines were adopted by the County on October 21, 2008 (see attached) to be applied to projects in the unincorporated area of Highgrove. We understand that these Design Guidelines may be new and unfamiliar to the County staff, and it is apparent that the latest plans do not comply with the Guidelines.

For the reasons stated above, the City objects to approval of the project as proposed and requests that the project be continued to a later date to allow the applicant to work with the County and City staff to revise plans as necessary to fully mitigate the potential impacts of the project. Provided that the above issues can be satisfactorily be addressed and the County chooses to move forward with approval of a service station and convenience store at this location, City staff offers the following additional design related comments:

The proposed project fails to comply with the design guidelines as follows:

- The plans provided, did not include elevations depicting the design of the proposed fueling canopy including its support structure/columns and pump islands. Without benefit of elevations for this structure, it can not be determined whether the canopy complies with any of the provisions of the Citywide Design Guidelines.

Site Design

- Site Design Guideline C.2.d. (Page IV-7) encourages screening of elements such as service station pumps or drive-thru lanes from the public right of way. At the proposed location (a site with public right-of-way on three sides) it will not be possible to screen the service station pumps from the public right-of-way as they will be highly visible from both Center Street and Iowa Avenues. To meet the spirit of the guideline, a service station at this location may not be an

appropriate use given the nature of the site. However, at a minimum, the pumps, islands and canopy need to be of a very high quality design due to their visibility. Further, a greater level of enhanced perimeter landscaping with berming, dense planting of trees, shrubs and groundcover is needed along Center and Iowa Street frontages offering a level of screening toward meeting the intent of this guideline.

Parking Lot Landscaping and Lighting

- Related to the prior comment, Parking Lot Landscaping and Lighting Design Guideline 4.a (Page IV-9) requires perimeter planters to be designed for the purpose of creating a physical barrier, visual screen, and shading of parking lot area (in this case, the parking lot area includes fueling/pump island area along with parking area). The landscape plan needs to provide a greater level of landscape material to include layered shrubs and berming at perimeter landscaped areas (including shrubs at the back/west side of the building to soften the building edge and add greater aesthetic appeal). The perimeter landscape planter is only 5 feet wide along Center Street and only slightly wider along Iowa Avenue. Greater planter width, along with a substantial, special corner landscape treatment is needed to achieve the desired landscape treatment and screening effect in accordance with the design guidelines. Further, it is not clear on the landscape plan what type of trees will be planted along the street edges as the tree symbols on depicted on the landscape plan do not match the tree symbols depicted in the tree legend. In furtherance of the achieving a desired screening effect for the parking/pump area, several evergreen shade trees need to be planted within the perimeter landscaped areas.

Architecture Design

- Design Guideline D.d. (Page IV-17) - Avoid designing large monotonous façades, long straight-line building fronts, plain box shapes, and barren exterior treatment. The convenience store building elevations are designed with some attempt to avoid large monotonous façades; however, the building still reflects a very plain box appearance with predominantly stucco exterior treatment. To meet the intent of the guideline to avoid a plain box appearance, further architectural enhancement is needed including:
 - Adding pitched roof elements at key focal points or entry areas as opposed to a continuous horizontal parapet which, even with changes in the roofline and a cornice feature, have a very boxy and plain appearance
 - Increasing the amount of pilaster projection from the exterior building wall to create a sense of depth and shadow at pilaster locations. As depicted on the floor plan the pilaster elements (with exception of the dimensional thickness of a thin stone veneer) offer no physical projection beyond the main wall surface and otherwise have a very flat appearance lacking depth, shadow and a quality characteristic of a true pilaster.
 - The convenience store building elevations depict many changes in wall planes to give the impression of a well articulated building, however most of the changes in wall planes are limited to little more than a couple of inches of change between wall planes lacking depth and shadow leaving the building with a very plain box appearance. Moreover, the west elevation includes 51 feet of wall devoid of any change in wall planes on the floor plan yet the elevation is misleading as it gives the impression that this portion of the building will have greater articulation.
 - Per Design Guideline D.h. (Page IV-18), recessed entries, arcades, covered awnings to articulate human scale are encouraged. The glazed storefront areas of the building, as

shown, are flush with the main exterior walls and have a flat appearance. Absent the depth and shadow at changes in building planes and pilaster locations, the building, at a minimum, needs to recess areas of storefront glazing to provide depth and shadow, or provide for a covered arcade offering depth, shade and interest to the building per this design guideline.

- Because no color/material board information has been made available and because the elevations are of a hard line construction plan quality rather than an illustrative quality depicting exterior color and materials, it is difficult to have a sense of the quality of the exterior accent stone veneer material proposed for the pilasters as well as the quality of other accent features, such as the metal awnings, roofline cornice etc. Such materials and features need to be quality materials that contribute to a well designed aesthetically pleasing building in conformance with the Citywide Design Guidelines.

The City of Riverside looks forward to a continued dialog regarding this project. Please contact Doug Darnell, Senior Planner at (951) 826-5219 or by e-mail at ddarnell@riversideca.gov should you have any questions regarding this letter.

Sincerely,



Ken Gutierrez, AICP
Planning Director

cc: Ronald Loveridge, Mayor
Riverside City Council Members
Brad Hudson, City Manager
Belinda Graham, Assistant City Manager
Tom Boyd, Deputy Public Works Director/City Engineer
Kevin Milligan, Assistant General Manager/Public Utilities-Water
Supervisor Ashley, 4080 Lemon Street, 5th Floor, Riverside CA, 92502-1527
Ron Goldman, Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Mustafa Abdelkarim and Atallah Abugherir, 365 Iowa Ave. A, Riverside, CA 92507

Supervisor Ashley
District 5
Date Drawn: 4/14/09

CUP03577
VICINITY MAP

Planner: Jeffery Childers
Date: 5/13/09
VICINITY MAP

SAN BERNARDINO COUNTY



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For more information on the new General Plan, please contact the Planning Department at (951) 955-3200 (Western County) or in Idaho at (760) 863-9277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: University
Township/Range: T2SR4W
Section: 7

Assessors
Bk. Pg. 247-08
Thomas
Bros. Pg. 646 B6





RIVERSIDE COUNTY PLANNING DEPARTMENT

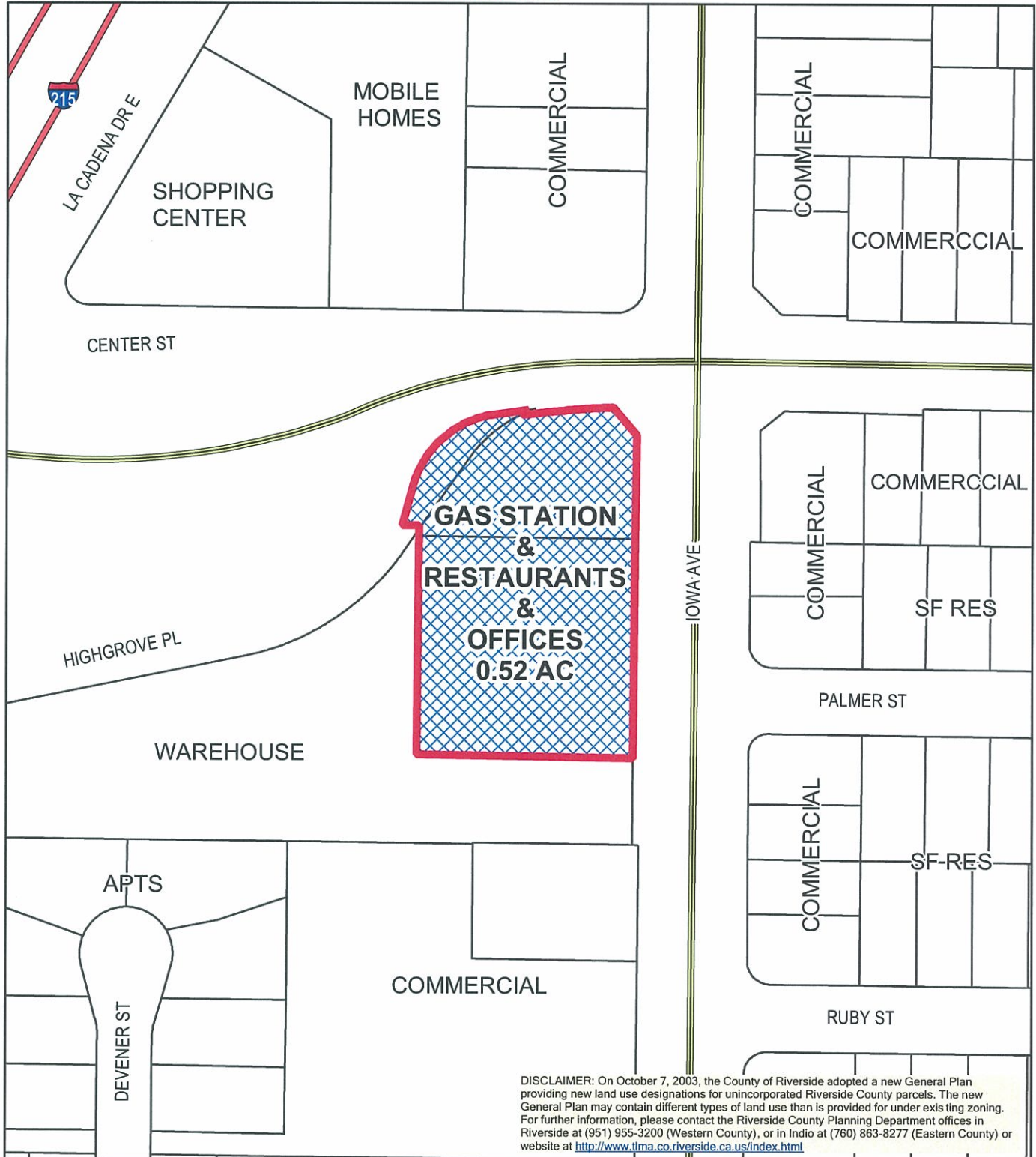
District: University
 Township/Range: T2SR4W
 Section: 7

Assessors
 Bk. Pg. 247-08
 Thomas
 Bros. Pg. 646 B6

Supervisor Ashley
District 5
Date Drawn: 4/14/09

CUP03577
Land Use

Planner: Jeff Childers
Date: 5/13/09
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: University
Township/Range: T2SR4W
Section: 7



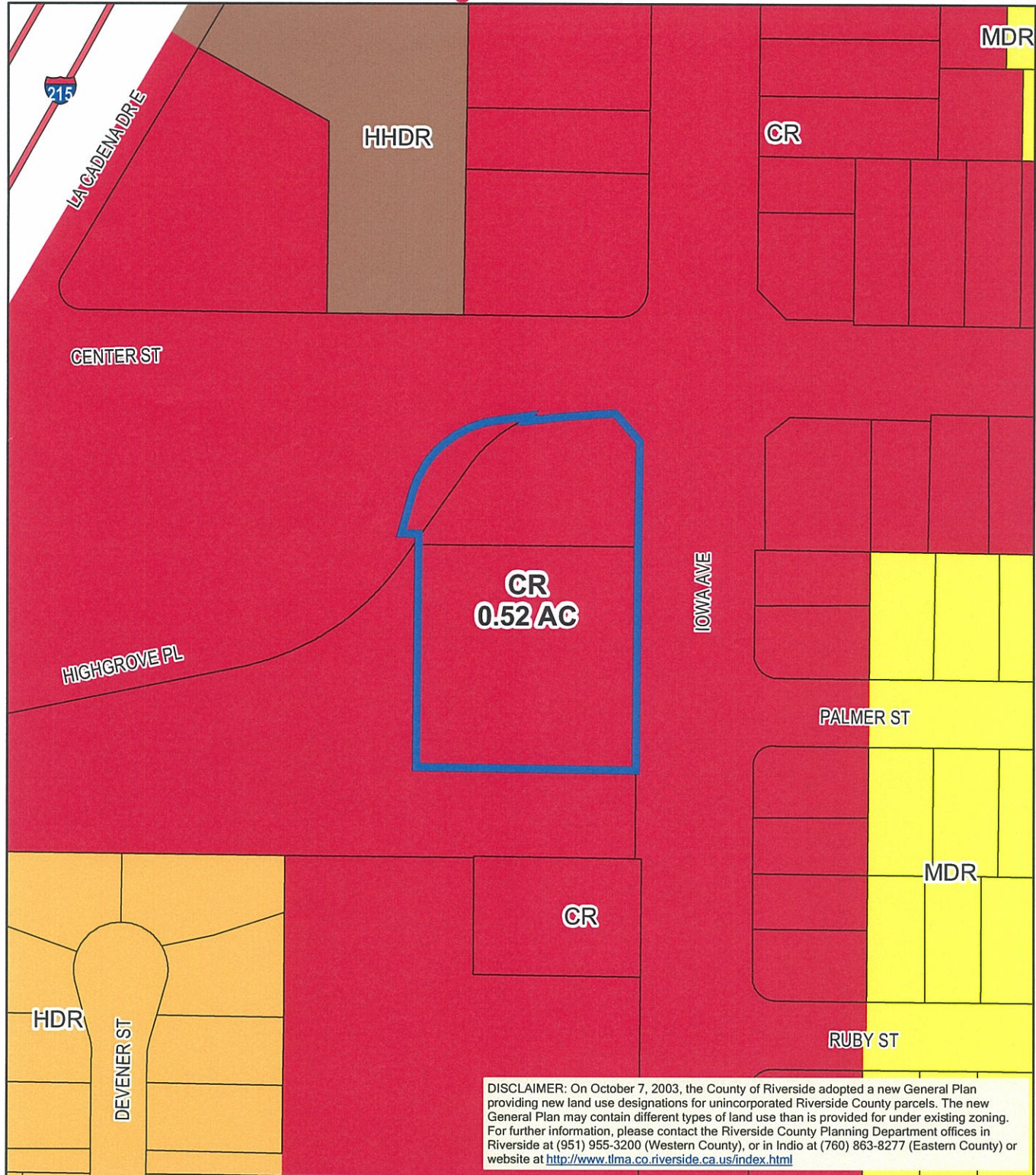
Assessors
Bk. Pg. 247-08
Thomas
Bros. Pg. 646 B6

Supervisor: Ashley
District: 5
Date Drawn: 4/14/09

CUP03577

Planner: Jeff Childers
Date: 5/13/09
Exhibit 5

Existing General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: University
Township/Range: T2SR4W
Section: 7

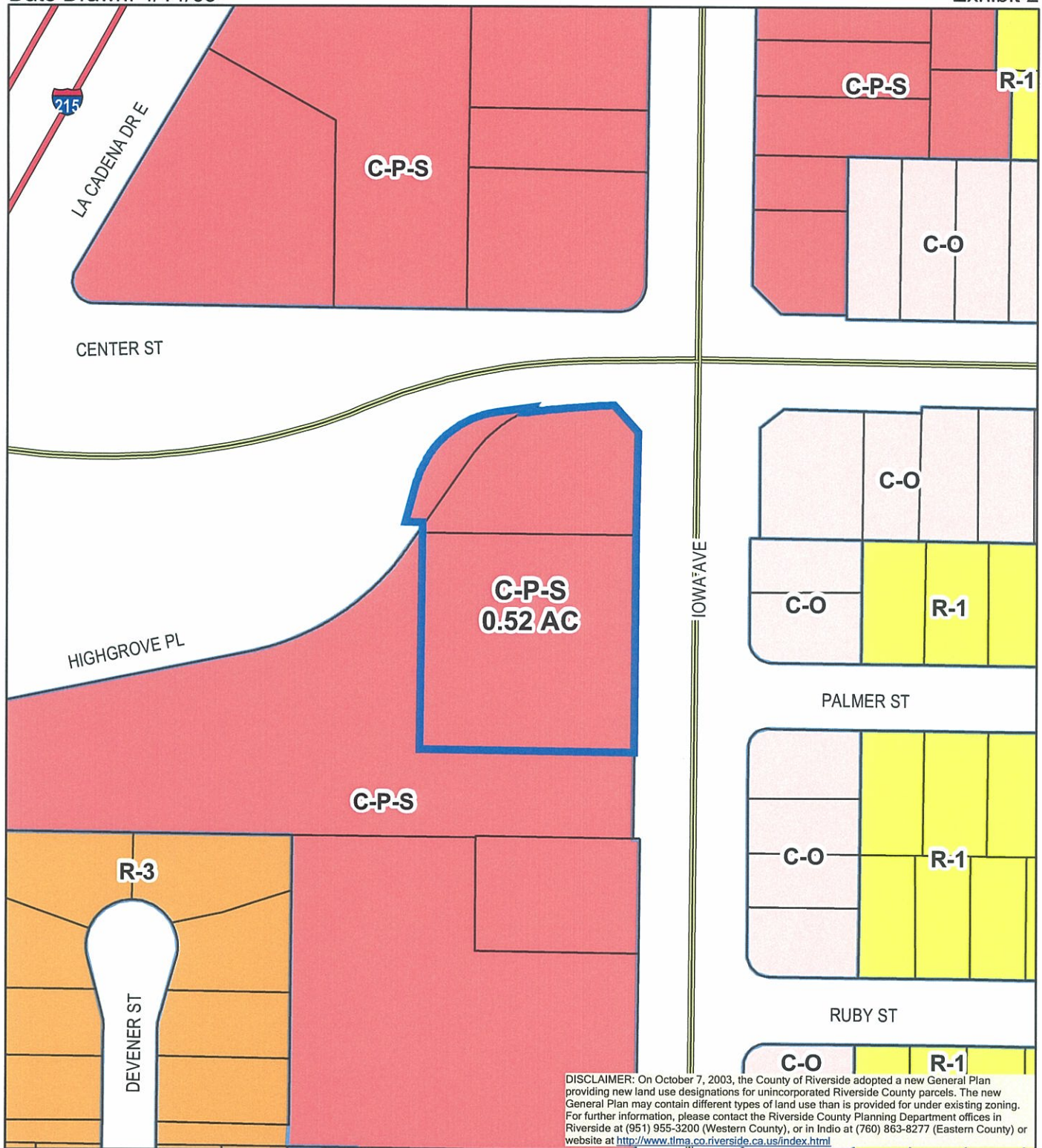


Assessors
Bk. Pg. 247-08
Thomas
Bros. Pg. 646 B6

Supervisor: Ashley
District: 5
Date Drawn: 4/14/09

CUP03577
EXISTING ZONING

Planner: Jeff Childers
Date: 5/13/09
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: University
Township/Range: T2SR4W
Section: 7

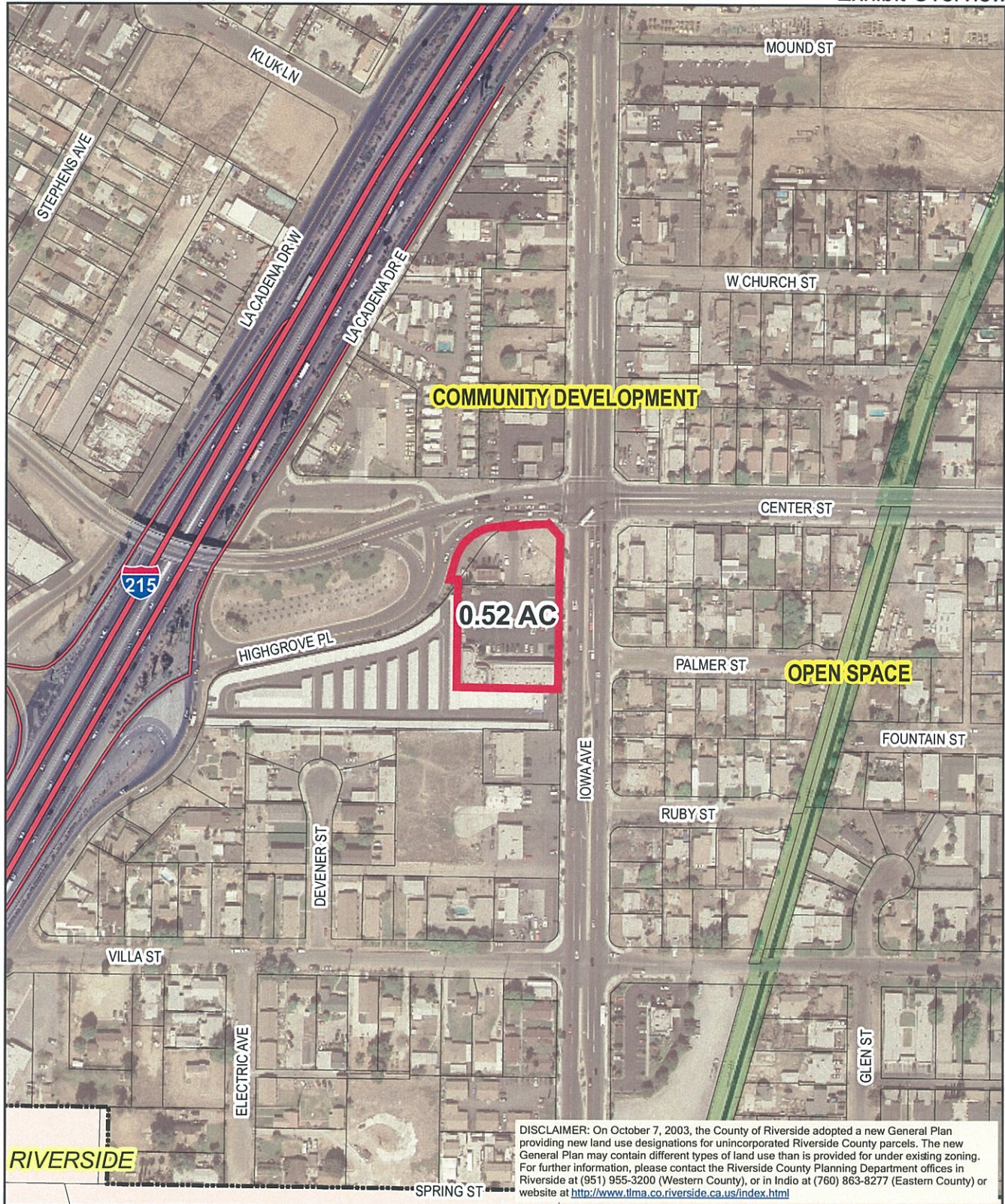


Assessors
Bk. Pg. 247-08
Thomas
Bros. Pg. 646 B6

Supervisor: Ashley
District: 5
Date Drawn: 4/14/09

CUP03577
DEVELOPMENT OPPORTUNITY

Planner: Jeff Childers
Date: 5/13/09
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: University
Township/Range: T2SR4W
Section: 7



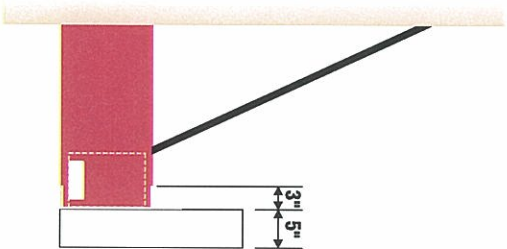
Assessors
Bk. Pg. 247-08
Thomas
Bros. Pg. 646 B6



365 DYNA STREET AVE
SUITE 100
MILPITAS, CA 95107
TEL: (415) 218-1235

Date:	SEPTEMBER 11, 2001
Project:	MC-05104
Rep:Belmont	00.00.000

Sheet Title:
SITE PLAN &
GRADING PLAN



SINGLE FACE ILLUMINATED CHANNEL LETTERS

CHANNELS: FABRICATED FROM .050 ALUMINUM, PAINTED W/ MATTHEWS POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

FACES: 3/16" THICK WHITE ACRYLIC PLASTIC W/ 1ST SURFACE VINYL OVERLAY.

VINYL: UNKNOWN

TRIM CAP: 3/4" THICK & PAINTED.

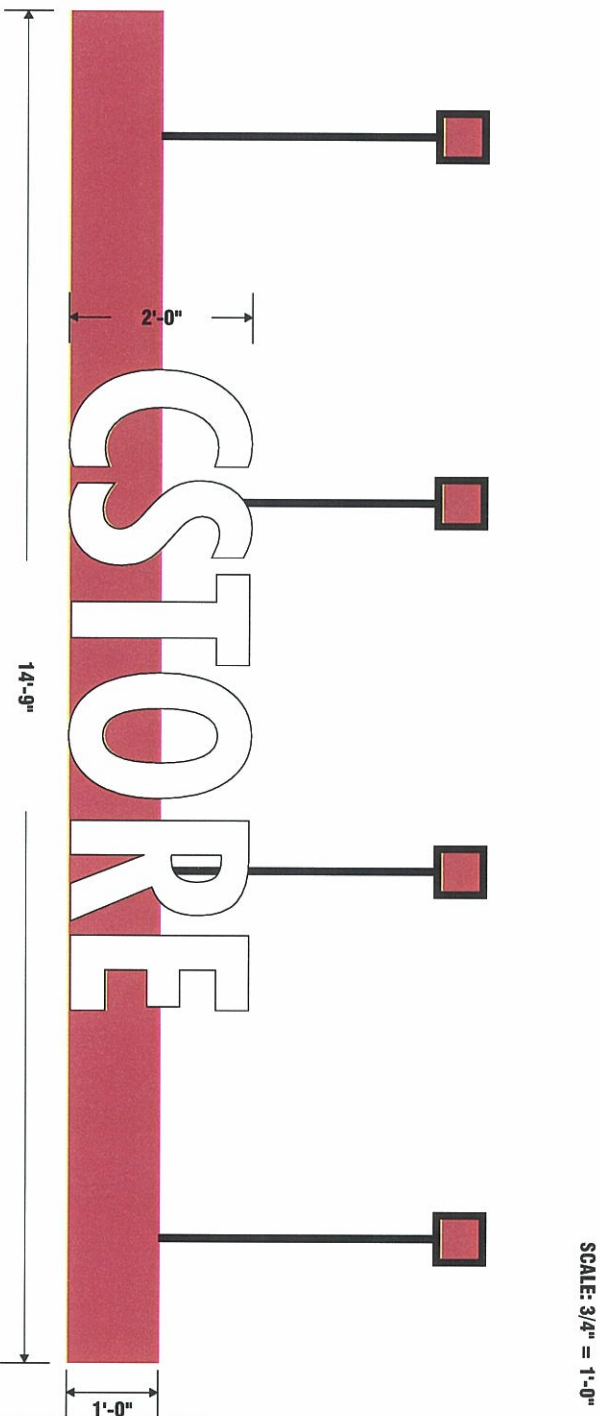
RETURNS: TYPICAL 5" DEEP & PAINTED.

ALL CONSTRUCTIONS & WIRING TO BE UL LISTED APPROVED NEON GAS SYSTEM. ALL COMPONENTS TO BE UL LISTED.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

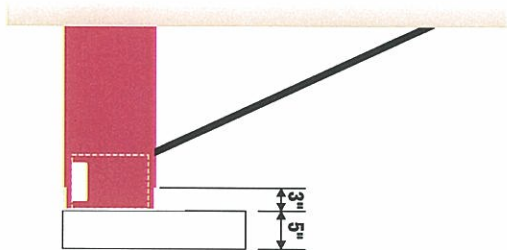


TITLE: CENTER HIGHGROVE PLAZA LOVA & CENTER RIVERSIDE, CA		FILE NAME: CENTER HIGHGROVE PLAZA NORTH ELEVATION WALL SIGN A 1	
ORIGINAL DATE: 09.26.08	REVISED:	FONT STYLE:	EMAIL: TMTNEONSIGN@AOL.COM
SIGN TYPE: CHANNEL LETTERS	REVISED:	SALE REP: BILL HENIGSMAN	WEB: TMTTELETRICSIGN.COM
PAGE: 1 OF 1	REVISED:	DESIGN BY: SOKHON PHAN	



SCALE: 3/32" = 1'-0"

SCALE: 3/4" = 1'-0"



SINGLE FACE ILLUMINATED CHANNEL LETTERS

CHANNELS: FABRICATED FROM .050 ALUMINUM, PAINTED W/ MATTHEWS POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

FACES: 3/16" THICK WHITE ACRYLIC PLASTIC W/ 1ST SURFACE VINYL OVERLAY.

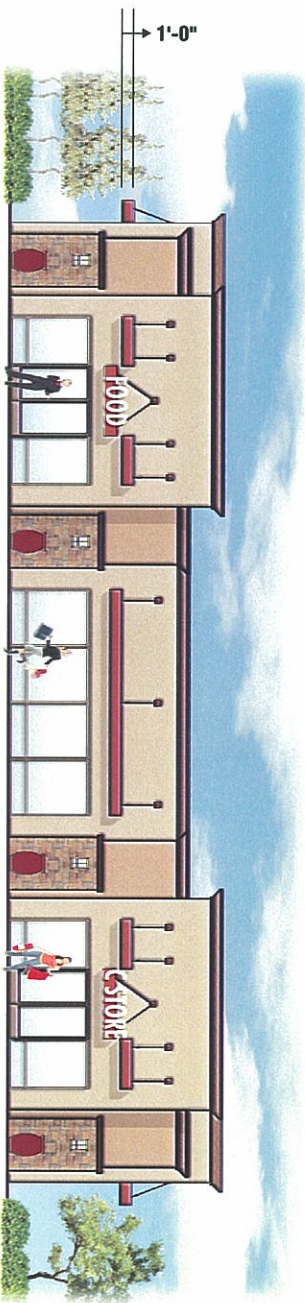
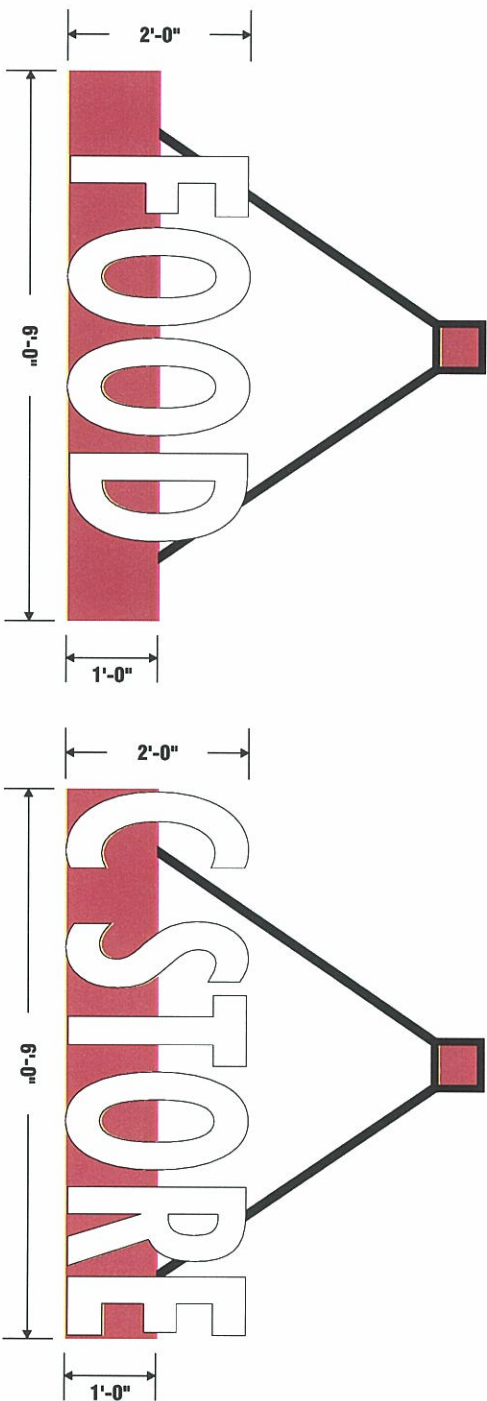
VINYL: UNKNOWN

TRIM CAP: 3/4" THICK & PAINTED.

RETURNS: TYPICAL 5" DEEP & PAINTED.

ALL CONSTRUCTIONS & WIRING TO BE UL LISTED APPROVED NEON GAS SYSTEM. ALL COMPONENTS TO BE UL LISTED.

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SCALE: 3/32" = 1'-0"



TITLE: CENTER HIGHGROVE PLAZA LOWA & CENTER RIVERSIDE CA	REVISIONS:	FILE NAME: CENTER HIGHGROVE PLAZA EAST ELEVATION WALL SIGN A 1	EMAIL: TNTNEONSIGN@AOL.COM
ORIGINAL DATE: 09.26.08	REVISIONS:	FONT STYLE:	WEB: TNTNEONSIGN.COM
SIGN TYPE: CHANNEL LETTERS	REVISIONS:	SALE REP: BILL HENIGSMAN	
PAGE: 1 OF 1	REVISIONS:	DESIGN BY: SOKHON PHAN	



NEW DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN

SPECIFICATIONS: CABINET TO BE FABRICATED FROM .050 ALUMINUM, PAINTED W/ MATTHEWS POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

FACES - TO BE VACUUM FORMED W/ COPY TO BE EMBOSSED W/ 2ND SURFACE BACKSPRAYED COPY.

COLOR DETAILS:

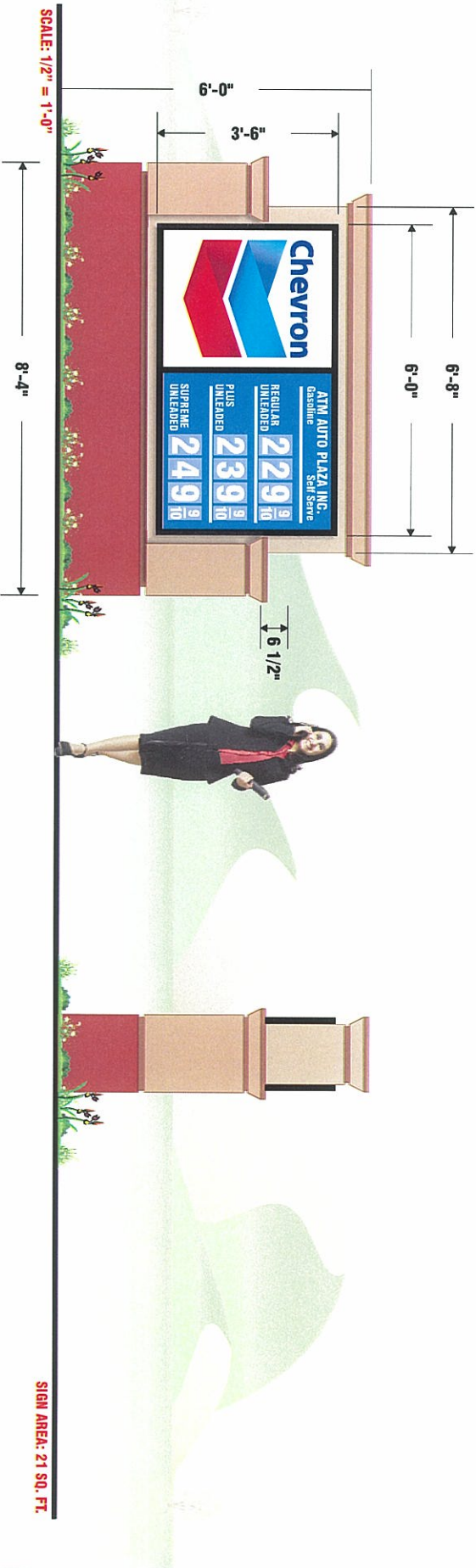
FIELD BACKGROUND TO BE PAINTED WHITE.

LOGO - TO BE DIGITAL VINYL OVERLAY.

STRUCTURE & CORNCES - TO BE STUCCOED & PAINTED TO MATCH BUILDING.

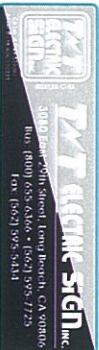
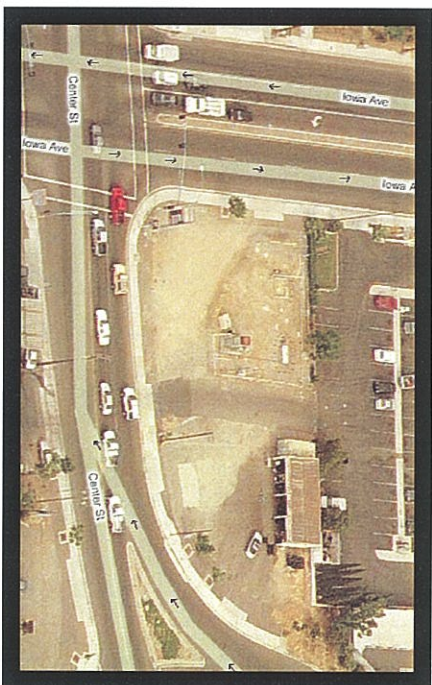
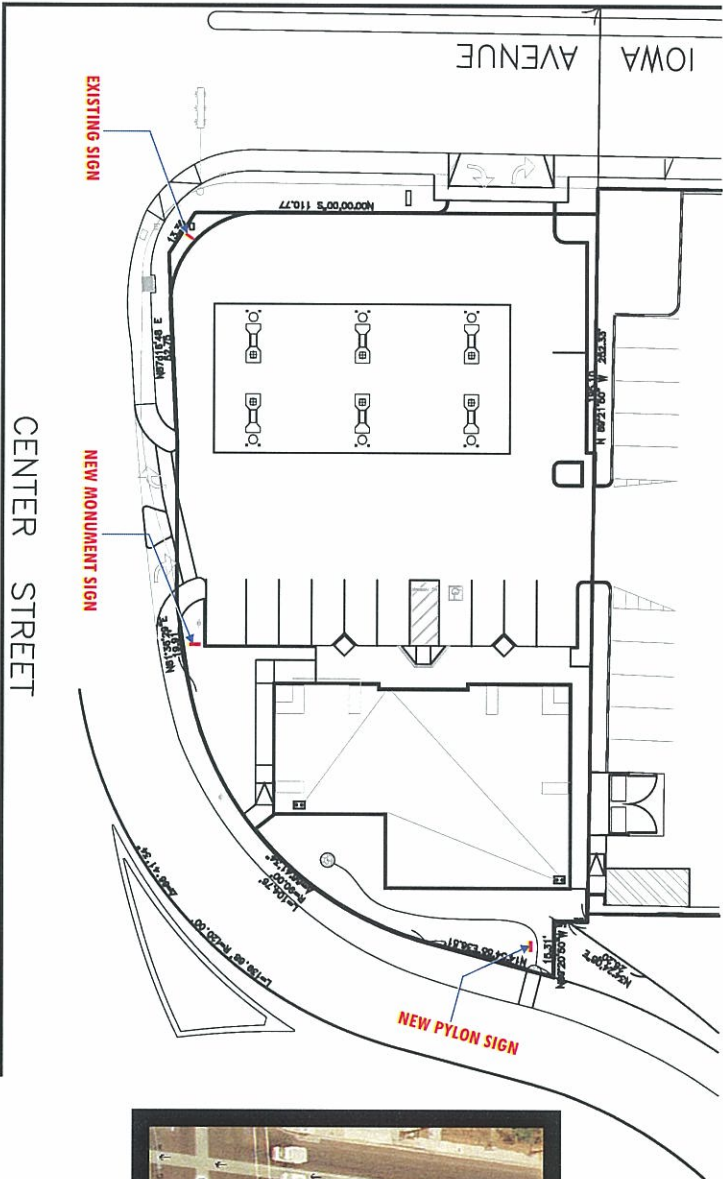
ALL CONSTRUCTIONS & WIRING TO BE UL LISTED APPROVED H.O FLUORESCENT LAMPS.

ALL COMPONENTS TO BE UL LISTED.



TITLE: CENTER HIGHGROVE PLAZA LOWA & CENTER RIVERSIDE, CA	FILE NAME: CENTER HIGHGROVE PLAZA MONUMENT SIGN A 1
ORIGINAL DATE: 09.26.08	FONT STYLE:
SIGN TYPE: MONUMENT SIGN	REVISD:
PAGE: 1 OF 1	REVISD:
SALE REP: BILL HENIGSMAN	DESIGN BY: SOKHON PHAN
REVISD:	EMAIL: TNTNEDSIGN@AOL.COM
	WEB: TNTNEDSIGN.COM





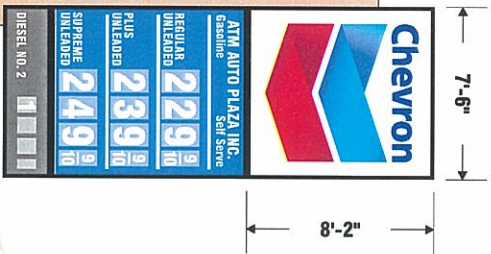
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ORIGINAL DATE: 09.26.08
REVISIONS:

FILE NAME: CENTER HIGHGROVE PLAZA SITE PLAN 1
FONT STYLE:
SALE REP: BILL HENOSMAN

DESIGN BY: SOKHON PHAN
EMAIL: TNEONSIGN@AOL.COM
WEB: TNELECTRISIGN.COM



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



REFRACE EXISTING DOUBLE FACE INTERNALLY ILLUMINATED PYLON PANEL

FACES - TO BE VACUUM FORMED W/ COPY TO BE EMBOSSED W/ 2ND SURFACE BACKSPRAYED COPY.

COLOR DETAILS:
FIELD BACKGROUND TO BE WHITE.

LOGO - TO BE DIGITAL VINYL OVERLAY.

ALL CONSTRUCTIONS & WIRING TO BE UL LISTED APPROVED H.O FLUORESCENT LAMPS.

ALL COMPONENTS TO BE UL LISTED.

NOTE: EXACT DIMENSION TO BE FIELD MEASURED



BEFORE



AFTER

SCALE: 3/16" = 1'-0"

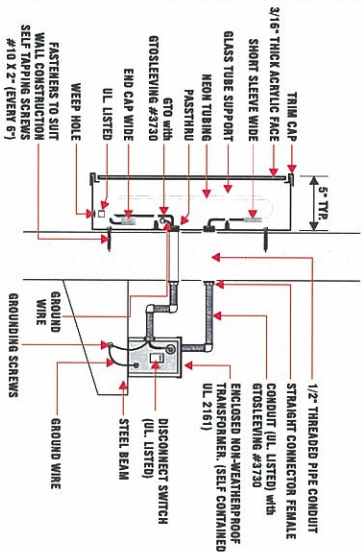
TNT SIGN INC.
10800 Santa Anita Street, Long Beach, CA 90806
Tel: (562) 535-6366 • Fax: (562) 595-7725
Fax: (562) 595-5633

TITLE: CENTER HIGHROVE PLAZA LOWA & CENTER RIVERSIDE, CA			
ORIGINAL DATE: 09.26.08	REVISED:	FILE NAME: CENTER HIGHROVE PLAZA PYLON SIGN A 1	
SIGN TYPE: POLE SIGN	REVISED:	FONT STYLE:	
PAGE: 1 OF 1	REVISED:	SALE REP: BILL HENIGSMAN	DESIGN BY: SOKHON PHAN
		EMAIL: TNTSIGN@AOL.COM	WEB: TNTSIGN.COM



SIGN AREA: 11.75 SQ. FT.

SCALE: 1" = 1'-0"



CHANNEL LETTERS DETAILS

SINGLE FACE ILLUMINATED CHANNEL LETTERS

CHANNELS: FABRICATED FROM .050 ALUMINUM, PAINTED W/ MATTHEWS POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

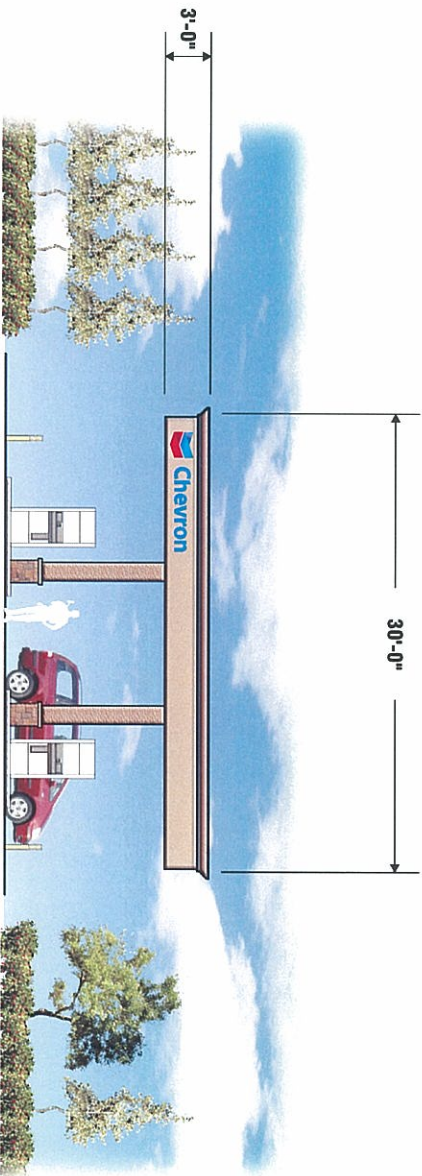
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VINYL: UNKNOWN

TRIM CAP: 3/4" THICK & PAINTED.

RETURNS: TYPICAL 5" DEEP & PAINTED.

ALL CONSTRUCTIONS & WIRING TO BE UL LISTED APPROVED NEON GAS SYSTEM. ALL COMPONENTS TO BE UL LISTED.

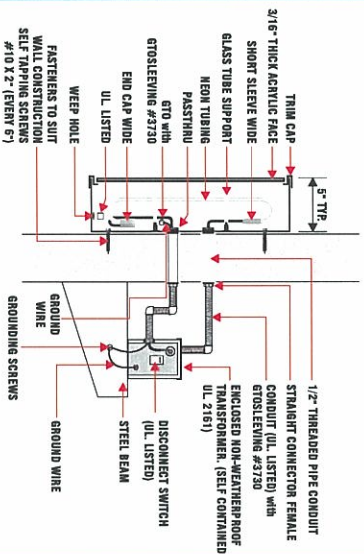


SCALE: 1/8" = 1'-0"



TITLE: CENTER HIGHGROVE PLAZA LOWA & CENTER RIVERSIDE, CA	REVISIONS:	FILE NAME: CENTER HIGHGROVE PLAZA GAS WALL SIGN A 1	EMAIL: INTNEONSIGN@AOL.COM
ORIGINAL DATE: 09.26.08	REVISIONS:	FONT STYLE:	WEB: INTIELECTRICSIGN.COM
SIGN TYPE: CHANNEL LETTERS	REVISIONS:	SALE REP: BILL HENIGSMAN	
PAGE: 1 OF 1	REVISIONS:	DESIGN BY: SOKHON PHAN	





CHANNEL LETTERS DETAILS

SINGLE FACE ILLUMINATED CHANNEL LETTERS

CHANNELS: FABRICATED FROM .050 ALUMINUM, PAINTED W/ MATTHEWS POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

FACES: 3/16" THICK WHITE ACRYLIC PLASTIC W/ 1ST SURFACE VINYL OVERLAY.

VINYL: UNKNOWN

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RETURNS: TYPICAL 5" DEEP & PAINTED.

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TITLE: CENTER HIGHGROVE PLAZA LOWA & CENTER RIVERSIDE, CA
 ORIGINAL DATE: 09.26.08
 SIGN TYPE: CHANNEL LETTERS
 PAGE: 1 OF 1

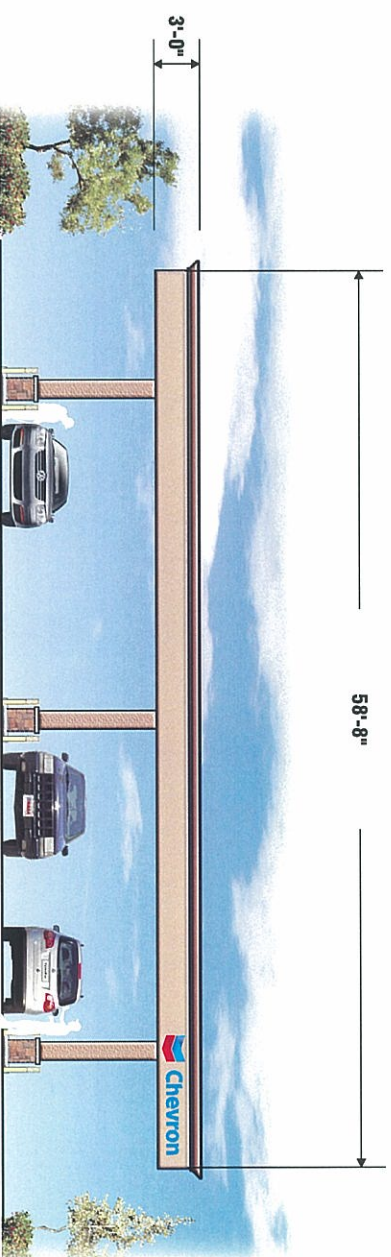
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 REVISED:
 FILE NAME: CENTER HIGHGROVE PLAZA GAS WALL SIGN B 1
 FONT STYLE:
 SALE REP: BILL HENIGSMAN

DESIGN BY: SOKHON PHAN
 EMAIL: TNTNEONSIGN@AOL.COM
 WEB: TNTTECHSIGN.COM

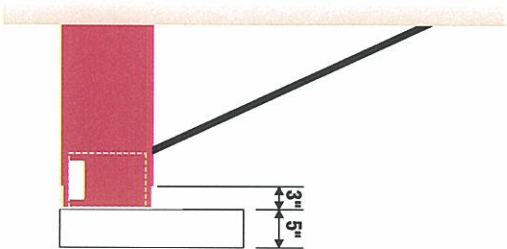


SIGN AREA: 11.75 SQ. FT.

SCALE: 1" = 1'-0"



SCALE: 3/4" = 1'-0"



SINGLE FACE ILLUMINATED CHANNEL LETTERS

CHANNELS: FABRICATED FROM .050 ALUMINUM, PAINTED W/ MATTHEWS POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

FACES: 3/16" THICK WHITE ACRYLIC PLASTIC W/ 1ST SURFACE VINYL OVERLAY.

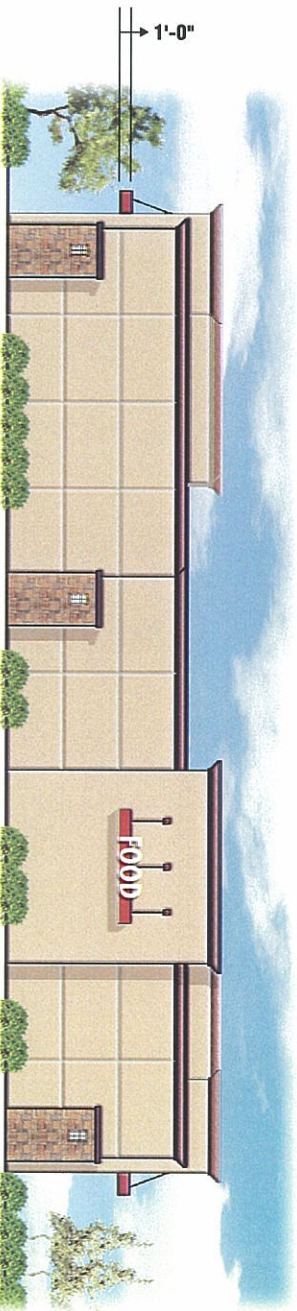
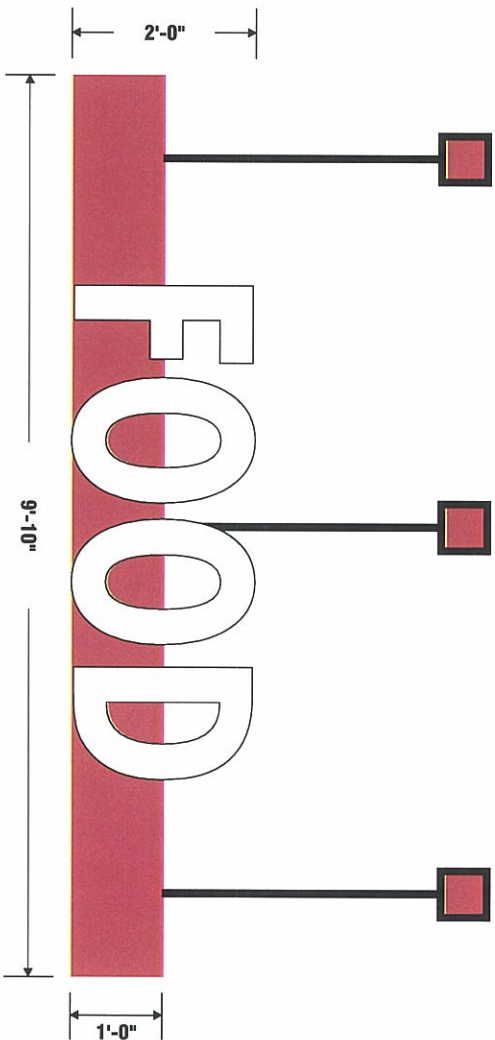
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TRIM CAP: 3/4" THICK & PAINTED.

RETURNS: TYPICAL 5" DEEP & PAINTED.

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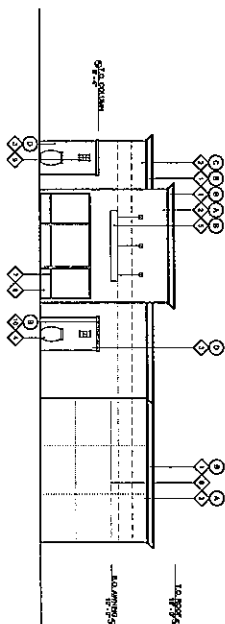
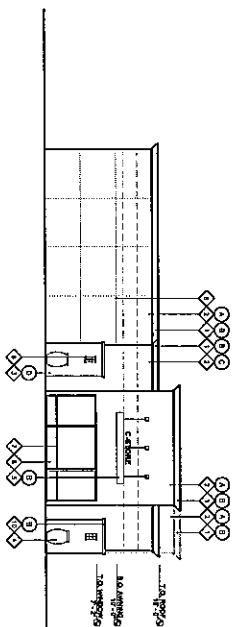
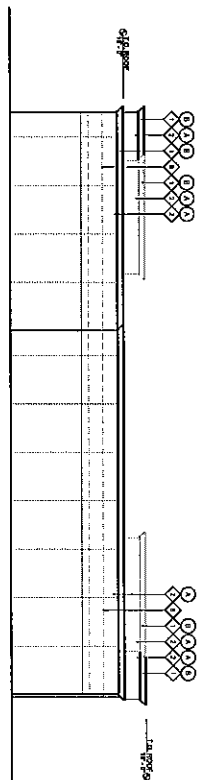
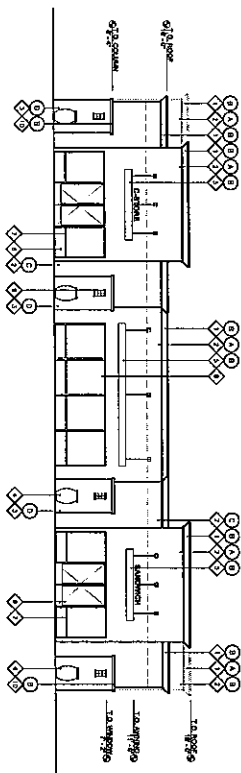
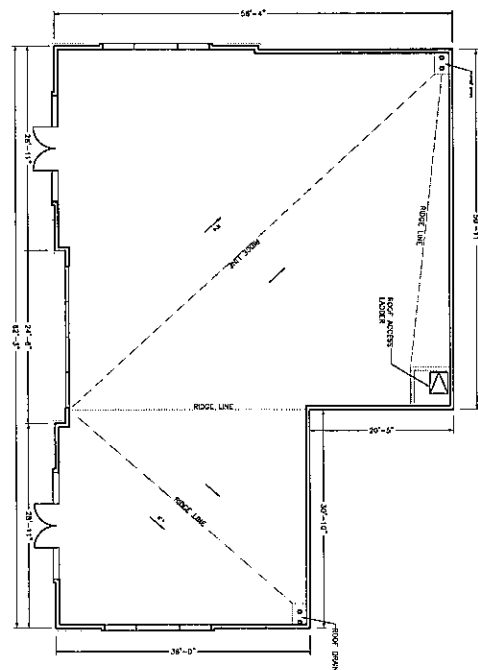
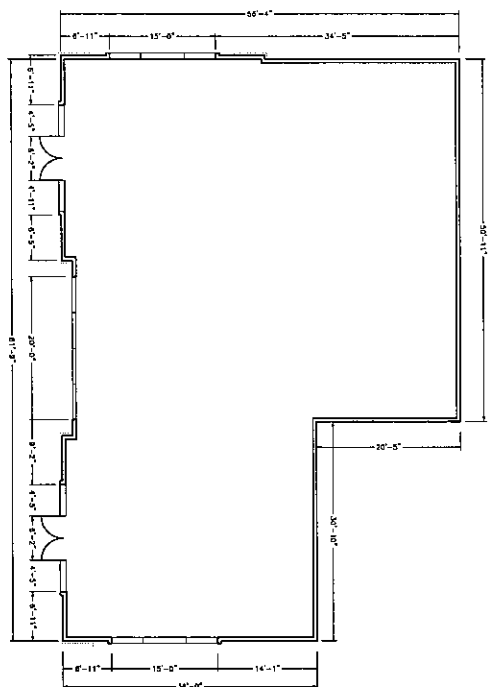


SCALE: 3/32" = 1'-0"



TITLE: CENTER HIGHGROVE PLAZA LOWA & CENTER RIVERSIDE, CA	REVISD:	FILE NAME: CENTER HIGHGROVE PLAZA WEST ELEVATION WALL SIGN A 1	EMAIL: TNTNEONSIGN@AOL.COM
ORIGINAL DATE: 09/26/08	REVISD:	FONT STYLE:	WEB: TNTELECTRCSIGN.COM
SIGN TYPE: CHANNEL LETTERS	REVISD:	SALE REP: BILL HENIGSMAN	
PAGE: 1 OF 1	REVISD:	DESIGN BY: SOKHON PHAN	





ELEVATION KEYNOTES

1. IDENTIFY MASTER MOUNTING POINT
2. MEDIUM STUCCO FINISH
3. STONE VINYL FINISH
4. EXTENSIVE PLASTER
5. AUTHENTIC FINISH, AROUND
6. STONEWORK CORNER
7. PROTECT NEW AROUND WINDOWS
8. IDENTIFY MASTER CONTROL, AND PLASTER TO MATCH
9. LIGHT FINISH
10. EXTERIOR CAP

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41677
Project Case Type (s) and Number(s): Conditional Use Permit No. 3577
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1629
Contact Person: Jeffery Childers, Project Planner
Telephone Number: (951) 955-3626
Applicant's Name: Mustafa Abdelkarim
Applicant's Address: 365 Iowa Avenue, Suite A, Riverside, CA 92507
Engineer's Name: Ramcam Engineering Group
Engineer's Address: 670 E Parkridge Avenue, Corona, CA 92507

I. PROJECT INFORMATION

A. Project Description:

The **Conditional Use Permit No. 3577** is a proposal to construct and operate a 3,942 square foot automobile service station. The station would include a convenience store, deli, and a 3,340 square foot canopy over the gasoline pumps. The project would include 12 parking spaces and 3,281 square feet of landscaping.

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

C. Total Project Area: 0.5Net Acres

Residential Acres: 0	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 0.50	Lots: 1	Sq. Ft. of Bldg. Area: 3,942	Est. No. of Employees: 2
Industrial Acres: 0	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Canopy area of 3,340 Sq. Ft.			

D. Assessor's Parcel No(s): 247-081-025, 247-081-026, and 247-081-027.

E. Street References: The project site is located within the University District of the Highgrove Area Plan of Western Riverside County; more specifically, easterly of Interstate-215, northerly of Villa Street and southerly of Center Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 7, Township 2 South and Range 4 West.

Brief description of the existing environmental setting of the project site and its surroundings: The project site was previously utilized as a small tire repair facility. The site is currently development and has been graded and occupied for many years. The adjacent property is an existing shopping center that has several unique tenants.

Surrounding land uses including a commercial shopping center to the north and south, a mini warehouse storage to the west and a car wash 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 Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) general plan land use designation. The proposed project meets all other applicable land use policies including the Warm Springs Policy.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The project site is not located within a cell of the Multi-Species Habitat Conservation Plan (MSHCP); as such, the project was not required to be preserved or set aside per the MSHCP. The proposed project meets all applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed project is not located within any special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The project site is subject to liquefaction potential, which has been mitigated for as noted in the project conditions of approval. The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise Element policies.
- 6. Housing:** The proposed project meets all applicable Housing Element policies.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Highgrove Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Mt. Palomar Nighttime Lighting Policy (35.72 miles) and Warm Springs Policy Area.

G. Adjacent and Surrounding:

1. Area Plan(s): N/A

2. Foundation Component(s): Community Development

3. **Land Use Designation(s):** Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to north, south, east, and west.

4. **Overlay(s):** N/A

5. **Policy Area(s):** Highgrove Community Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan:** N/A

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

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

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** General Commercial (C-1/C-P) to the north, west and south, and Commercial Office (C-O) to the east

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

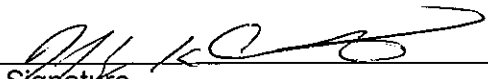
☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been

adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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

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

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


Signature

April 15, 2009

Date

Jeffery Childers, Planner IV
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" and the Highgrove Area Plan Circulation Element

Findings of Fact:

- a) The project is not located adjacent to any highway corridor that has been dedicated as a scenic corridor. The two general plan circulating streets are not designated as scenic corridors and are listed as eligible for consideration as scenic highways, therefore there is no impact.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project, a commercial development, will not result in the creation of an aesthetically offensive site open to public view. The project also include significant landscaping to soften the urban and built effects of this development and the surrounding properties, therefore there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

2. Mt. Palomar Observatory	☐	☐	☐	☒
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County				

Ordinance No. 655?

Source: Application material, RCLIS-GIS and Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

- a) According to the Riverside County Land Information System, the site is located approximately 53 miles from the Mt. Palomar Observatory and therefore is not required to follow the lighting restrictions in accordance with Ordinance No. 655.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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?

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b) Expose residential property to unacceptable light levels?

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Source: On-site Inspection, Project Application Description, and Project Application Materials

Findings of Fact:

- a-b) The proposed project will not create substantial light or glare which would adversely affect day or nighttime views in the project's vicinity and it will not expose residential property to unacceptable levels of light or glare; therefore, lighting impacts on the residential developments will be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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 Monitoring Program of the California Resources Agency, to non-agricultural use?

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b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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d) Involve other changes in the existing environment which, due to their location or nature, could result in

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan (RCIP) Figure OS-2 "Agricultural Resources," GIS, and Project Application Materials

Findings of Fact:

- a) The project is not located in an area designated as an agricultural resource, therefore there are no impacts.
- b) No agricultural uses are being conducted at the project site, as well as within the immediate vicinity of the project site. The project site is not under a Williamson Act contract and is not zoned for agricultural uses.
- c) The project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned properties (Ordinance No. 625 "Right-to-Farm"); or involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland to non-agricultural use as the project site is zoned Scenic Highway Commercial (C-P-S) and the project site is not located within 300 feet of an agriculturally zoned property.
- d) The proposed project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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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)?

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d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

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e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

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f) Create objectionable odors affecting a substantial number of people?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook (Urbemis 2002 for Windows 8.7.0) and Project Application Materials

Findings of Fact:

- a) Appendix G of the current State CEQA Guidelines indicates that a project has a significant effect on air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. The project does not violate any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. Furthermore, if approved, the project would result in the development of a 3,942 square foot service station. The station would include a convenience store, deli, which is consistent with the General Plan designation of Commercial Retail and the existing zoning which is Scenic Highway Commercial (C-P-S). The RCIP was found to be consistent with the SCAQMD plan; as a result, this project is consistent with the implementation of the adopted SCAQMD Air Quality Management Plan and SCAG's Regional Comprehensive Plan and Guide. Therefore there are no impacts.
- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation. During construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling will contribute to fugitive dust. Blowing dust is also of concern in the dry desert areas where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized Carbon Monoxide sources, toxic air contaminants or odors are of particular concern. High levels of Carbon Monoxide are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include commercial, which is not considered a sensitive receptor, therefore, the project is not expected to expose sensitive receptors to project substantial point source emissions.
- e) The proposed gas station, convenience store and deli will not result in the creation of a sensitive receptor and the project is not located in the vicinity of a substantial point source of emissions. Furthermore, a commercial project such as the proposed project has no potential to emit significant quantities of toxic air pollutants. The proposed project does not include such uses, so the potential for toxic air contaminant emissions is forecast to be a less than significant. A carbon monoxide (CO) hotspot analysis was conducted for the three most-impacted intersections by the project and none of the locations exceeded the one-hour or eight-hour CO air quality standards.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) During construction, the proposed project includes operations that will have diesel odors associated with equipment and materials. None of these odors are permanent, nor are they normally considered so offensive as to cause sensitive receptors to complain. The storage of all fuel will be done in underground dual walled tanks and odors from these fuels tanks will not impact the community. Diesel fuel odors from construction equipment and new asphalt paving fall into this category. Both based on the short-term of the emissions and the characteristics of these emissions, no significant odor impacts are forecast to result from implementing the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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)?

☐ ☐ ☒ ☐

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?

☐ ☐ ☐ ☒

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, and EPD Review (PDB No. 3601)

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

- a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The property is not within an MSHCP designated cell. Due to the location of the project site, in an existing urbanized area there are no conflicts with any conservation plans.
- b) No threatened or endangered species were observed on the site, and given the site's existing development there is no potential for any MSHCP-listed plant and animal species to occur on-site due to a lack of viable habitat.
- c) Due to the site's location and the existing urban nature of the site, the project does not conflict with the MSHCP planning goals and it will not 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.
- d) Due to the location of the project site, it does not have any current potential to support movement of migratory faunal species or impede the use of native wildlife nursery sites.
- e) The project as designed will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service as none exists on the project site.
- f) There are no existing water courses on the project site and the development of the site will not have any impact on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- g) No significant biological resource impacts are forecast to occur as a result of implementing the proposed project. No local biological protection policies or ordinances apply to the project site.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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?

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Source: On-site Inspection, Project Application Materials, and Riverside County Archaeologist Review

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The existing site contains structures that are old and dilapidated, but not of significant historical value. Per the review of the County Archaeologist, the proposal will not alter or destroy a historic site as the project site has been previously heavily disturbed.
- b) Per the review of the County Archaeologist, the proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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: On-site Inspection, Project Application Materials, and Riverside County Archaeologist Review

Findings of Fact:

- a) According to the review conducted by the County Archaeologist, no archaeological resources were observed within the project boundaries.
- b) Per the review conducted by the County Archaeologist, no substantial adverse change in the significance of any archaeological resource will result from project implementation.
- c) Although no human remains are anticipated to be located within the project site, the proposal has been conditioned to contact the County Coroner for a determination of the origin and disposition of the remains (COA 10.PLANNING.1). This is a standard condition and is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.
- d) No religious or sacred uses are known to occur at the project site; therefore, no restrictions of religious or sacred activities can result from project implementation.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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9. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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

Findings of Fact:

a) The proposed project is located within an area designated as having a high potential for the existence of paleontological resources according to the General Plan Paleontological Sensitivity Resources Map; however, impacts that directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature are considered less than significant as the site has been previously disturbed. Also, the applicant will require a paleontologist to be onsite during any ground disturbing activity to monitor for potential resources per 60. Planning 4.

Mitigation: Retention of a Paleontologist shall be done per the Condition of Approval 60. Planning 4.

Monitoring: Monitoring will be done by the County's Building and Safety Department.

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?

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☐	☐	☒	☐

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS, and GEO No. 2107

Findings of Fact:

a) According to RCIP, there are no known active or potentially active faults crossing the site and the site is not located within ½ mile of any known fault.

b) The topography of the site is generally flat with general sloping to the north toward Center Street. The project is not located in an area known to be subject to rupture or in a Fault Zone. Based upon the site's geological conditions and in accordance with the Geography Report (GEO No. 2107), the proposed project is required to be constructed in accordance with the provisions of the Uniform Building Code and all impacts will be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" and GEO No. 2107

Findings of Fact:

a) According to the Riverside County General Plan, the project site is not located within an area mapped as having a low potential for liquefaction. In addition, the potential for liquefaction at the site is very low due to the presence of shallow bedrock within the project vicinity. Therefore there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO No. 2107, and Uniform Building Code

Findings of Fact:

a) According the RCIP and GEO No. 2107 the site would not be subject to strong seismic ground shaking and the impacts would be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring No monitoring measures are necessary.

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?

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

Findings of Fact:

a) The project site has been previously graded and the site slopes to the north toward Center Street. The geological and seismic hazards evaluation indicates the site is considered to have no

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant slope instability or susceptibility to seismically induced landslides and rock falls. Therefore, implementation of the proposed project has no potential to expose the proposed facilities to any landslide, mudslide, or rockfall hazards.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

14. Ground Subsidence

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- 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: RCIP and GEO No. 2107

Findings of Fact:

- a) Per the RCIP and GEO No. 2107 the project site is not located within an area of potential ground subsidence. However, compliance with the Riverside County CBC construction requirements would ensure the protection of structures. No significant adverse site stability impacts are forecast to occur as a result of project implementation.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, and RCIP

Findings of Fact:

- a) The proposed project site is not located in an area subject to seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

16. Slopes

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- a) Change topography or ground surface relief features?

- b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: RCIP, Ordinance No. 457, and Project Application Materials

Findings of Fact:

- a) The proposed project will not significantly change the topography of the project site. Compliance with Riverside County Ordinance No. 457 will reduce the potential impacts due to changes in topography to a less than significant level.
- b) The project does not propose cut or fill slopes greater than 2:1 or higher than 10 feet. The topographic change is considered less than significant.
- c) The proposed project will be utilizing an onsite sewer system, which is to be installed per the specifications and requirements of the Department of Environmental Health.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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: RCIP, Staff Review, and Application Materials

Findings of Fact:

- a) The development of the project site will not result in soil erosion during grading and construction because the site has been previously graded and improved. With submittal of a grading plan, Water Quality Management Plan (WQMP), and incorporating the following mitigation measures, potential impacts to soil will be reduced to a less than significant level.
- b) None of the soil types found on the project site could be considered expansive soils, as defined in Table 18-1-B of the California Building Code, and thereby create substantial risks to life or property. The measures identified above are expected to mitigate potential impacts to a level of insignificance.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Department of Building and Safety: Grading and Riverside County Flood Control District

Findings of Fact:

- a) The project site does not contain any river channels or lake beds and none are in close proximity to the project site. County grading standards, best management practices and the WQMP are required to control potential hazards.
- b) Since the site is existing, there will be no impacts that will increase the potential for erosion either on or off site.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

19. Wind Erosion and Blowsand from project either on or off site.	☐	☐	☐	☒
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, and Ord. 484

Findings of Fact:

- a) The proposed project is not subject to on or off-site wind erosion or blowsand.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

HAZARDS AND HAZARDOUS MATERIALS	Would the project			
20. Hazards and Hazardous Materials	☐	☐	☒	☐
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Project Materials and RCIP

Findings of Fact:

- a) The proposed gas station will require the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. By project design, the site will be protected from any fuel spills and must adhere to the County's standards for fuel storage and distribution.
- b) During the construction of the proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Since the quantities of hazardous materials on the project site after development will not be large volumes, the potential for a significant release of hazardous materials due to an accident after development is considered to be a less than significant impact.
- c) Development of the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.
- e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. No impacts are anticipated; therefore, no mitigation measures are required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

21. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

Findings of Fact:

- a) According to the RCIP, the project site is not located within an Airport-Influence Area; because of the project site's location in relation to existing airports within the area, implementation of the proposed project will not result in an inconsistency with an Airport Master Plan.
- b) The proposed project will not require review by the Airport Land Use Commission.
- c) The proposed project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area.
- d) The proposed project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

22. Hazardous Fire Area

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- 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?

Source: Riverside County General Plan Figure S-19 "Airport Locations," and GIS

Findings of Fact:

- a) The project site is not located within a hazardous fire area; therefore, implementation of the project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. No impacts are anticipated; therefore, no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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 and GIS

Findings of Fact:

- a) The site has been previously graded and does not contain any existing concentrated drainage, existing or propose. Therefore there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The WQMP for the proposed project will be implemented to ensure that both short- and long-term storm runoff discharges are not unacceptably degraded by sediment or other pollutants.
- c) This site has been provided water supply previous to this applicant and will not require an increase in the quantity of water needed for the site and will not have an impact on water quality.
- d) The existing site drainage is generally northerly toward Center Street. Onsite flows are to be conveyed by the proposed curb and gutter system to the existing storm drains. The project will not result in changes in absorption rates and the rate and amount of surface runoff from the project site. No potential for significant impact from the increased runoff from the site is forecast to occur. No mitigation is required.
- e-h) The existing site is not located within a 100 year flood plain or hazard zone, therefore there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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, and GIS

Findings of Fact:

- a) The existing site does not contain any concentrated drainage and would not cause the alteration of any watercourse. The site has also be previously paved and will not cause an increase in runoff.
- b) The existing site will not cause a change in absorption rates or an increase in runoff.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) A portion of Development Impact Fees will be utilized for required storm water management systems downstream. No potential for significant impact from the increased runoff from the site is forecast to occur. No mitigation is required. According to the County's flood hazards map in the GP, the project site is not located in a dam hazard zone.
- d) The on-site management of surface runoff will control the volume of surface runoff from the site to that which already occurs. Thus, aside from detention on-site, no change in the amount of surface water in downstream channels will result from project implementation.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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, Project Application Materials, and City of Riverside letter dated 2/19/2008.

Findings of Fact:

- a) The proposal is a commercial development that will continue the present and planned land use of the area. The proposal will have no impact that will result in a substantial alteration of the present or planned land use of the area.
- b) The project site is located within the City of Riverside Sphere of Influence, which has received written notification of this project. The City of Riverside had comments regarding the aesthetics of the project as the off-ramp is a major entry point to this portion of the City. The applicant has provided detailed architectural plans and landscaping plans to provide a more pleasing view when exiting the freeway. The proposed land use will not create a significant impact on the City of Riverside.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

☐	☐	☐	☒
☐	☐	☒	☐
☐	☐	☐	☒
☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(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, and Project Application Materials

Findings of Fact:

- a) The project site's existing zoning classification is Scenic Highway Commercial (C-P-S) and is consistent with those requirements.
- b) The proposed project is compatible with the existing and surrounding zoning classifications as adjacent parcels are zoned General Commercial (C-1/C-P) to the north, west and south, and Commercial Office (C-O) to the east.
- c) The proposed project is compatible with the existing and planned surrounding land uses in the area as adjacent parcels have been or are currently being developed with commercial projects.
- d) The proposed development is consistent with the Commercial Retail (CR) land use designation and policies of the Jurupa Area Plan.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community as the project site is vacant and adjacent parcels are either vacant or have been developed with commercial projects.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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?	☐	☐	☐	☒
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"

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

- Per RCIP, the project site is located within Mineral Zone MRZ-3; however, no mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. The project site is also not located in an area classified or designated by the State that would be of value to the region or the residents of the State.
- The development of the proposed project will not result in the loss of availability of a locally-important mineral resource recovery site.
- The project site is not located adjacent to a State classified or designated area or existing surface mine.
- The project does not propose or is located within existing or abandoned quarries or mines.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

- 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 ☐

- 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"

Findings of Fact:

- Per the RCIP, the project site is not located within an airport land use plan or within two miles of a public airport or a public use airport that would expose people working in the project site to excessive noise levels.
- The project site is not located within the vicinity of a private airstrip that would expose people working in the project site to excessive noise levels.

Mitigation: No mitigation measures are necessary.

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

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐	☐	☐	☒
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Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, and Site Visit

Findings of Fact: The project site is not located near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

30. Highway Noise

NA ☐ A ☐ B ☒ C ☐ D ☐

☐	☐	☒	☐
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Source: On-site Inspection and Project Application Materials

Findings of Fact: The background noise levels in the area are dominated by Interstate-215 which has background noise levels of approximately 70 dBA CNEL. In the Noise Element of the County of Riverside General Plan, a noise exposure of up to 70 dB CNEL is shown as normally acceptable for commercial uses; therefore, no mitigation is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐	☐	☐	☒
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Source: Project Application Materials and GIS

Findings of Fact: No other noise pollution sources are anticipated to impact the project site.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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?

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:

- a) In the Noise Element of the County of Riverside General Plan, noise exposures in the range of 60-70 dB CNEL are considered conditionally acceptable for noise-sensitive residential uses after a careful analysis has been completed to insure that all noise impact mitigation has been implemented as feasible as possible. Commercial activities will increase on-site noise relative to existing noise generation, but the ongoing noise levels will be consistent with the type of uses, with residential noise environments typically ranging between 50 and 60 dB CNEL. Noise attenuation features are required between the proposed commercial areas and the nearest residential area. Sound walls and a vegetation buffer will be the most effective measures to control noise to acceptable levels. The proposed project is not forecast to generate noise levels that exceed the existing background noise level for the project area because the proposed design of the project site provides for noise attenuation and the proposed commercial use will cease at night time; therefore, increased noise levels from operation of the project will be less than significant.

The background noise levels in the area are dominated by the Interstate-215 corridor (70 dB CNEL adjacent to the Highway).

- b) Implementing the proposed development will generate noise during construction and following occupancy of the site. The construction noise is required to be controlled by County requirements that construction activities be restricted to daylight hours. In addition, construction activities may result in the exposure of employees to severe noise levels, generally considered to be sounds greater than 75 dBA for several hours. OSHA requires hearing protection for persons exposed to 75 dBA for more than eight hours per day or exposed to extreme (90+ dBA) impulse sounds. Construction contractors must comply with OSHA hearing protection requirements by establishing a program which will include a hearing protection program for those operations that exceed hearing protection thresholds. Proposed modified project operations will be included in this hearing protection program and, therefore, implementation of the project is not forecast to expose people to severe noise levels without protection. Less than significant impacts will occur.
- c) Noise impacts from mobile sources on the project site were determined to be non-significant under the Highway Noise section above. In addition, the County's General Plan indicates that measures must be implemented along affected roadways in the project area to minimize noise impacts from cumulative traffic on these roads.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) No activities that would generate significant levels of ground vibration are associated with the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

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

Findings of Fact:

- a) Implementation of the project will not displace substantial numbers of existing housing as the site is currently vacant and will, therefore, not necessitate the construction of replacement housing elsewhere.
- b) The project will not create any significant demand for housing. In addition, the proposed commercial development will provide employment opportunities for the existing population. The proposed commercial development is not forecast to increase the number of future residents in the project area.
- c) No persons live on the project site, so no displacement of people can result from project implementation.
- d) The project site is not located within a County Redevelopment Project Area, so such designated area can not be impacted.
- e) Based on the nature of the project, it is not forecast to cause a cumulatively significant exceedance of official regional or local population projections.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) All required infrastructure is available within existing roadways, either adjacent to or near the project site. Therefore, no major extension of infrastructure, and related growth inducement, will result from implementing the proposed project. No significant population or housing impacts are forecast to occur from project implementation. No mitigation is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

☐	☐	☒	☐
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Source: Riverside County General Plan Safety Element

Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned to comply with the requirements of the Riverside Fire Protection Department and for the payment of standard mitigation fees pursuant to Ordinance No. 659.7.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

35. Sheriff Services

☐	☐	☒	☐
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Source: RCIP Safety Element, Ordinance 659, and Project Review

Findings of Fact: The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

36. Schools

☐	☐	☐	☒
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Lake Elsinore Unified School District Correspondence and RCIP

Findings of Fact: The proposed project is located within the Riverside Unified School District. This project is subject to the payment of school fees. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard school impact fees in accordance with state law.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

37. Libraries

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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

38. Health Services

☐	☐	☐	☒
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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?

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

☐	☐	☐	☒
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c) Is the project located within a C.S.A. or recreation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

- a) The proposed project does not include the provision of recreational facilities so no adverse impact can result from its implementation.
- b) The proposed project is not forecast to cause a significant increase in local population or in the demand for use of offsite existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) The proposed development is located within the Sphere of Influence of County Service Area No. 126, which is responsible for the collection of Quimby fees.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

40. Recreational Trails

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Source: RCIP and Elsinore Area Plan Figure 8 "Trails and Bikeway System", and Parks & Open Space Department Review

Findings of Fact: The proposed project does not include the provision of recreational trails. The project will not directly add to the existing demand on local recreational trails. No significant impacts to regional recreational trails are forecast to occur as a result of project implementation.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

☐	☐	☒	☐
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- 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?

☐	☒	☐	☐
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c) Exceed, either individually or cumulatively, a level of service standard established by the county

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, project review "Transportation Department", and City of Riverside letter dated 2/19/2008

Findings of Fact:

- a) The Transportation Department has not required a traffic study for the proposed project. It has been determined that the project is exempt from any traffic study requirements. Per a letter from the City of Riverside letter dated 2/19/2008, the City had requested a larger dedication on Iowa Avenue and Center Street. However, the only difference in the widths was in the parkway and will not have a significant impact on lane width or traffic movement.
- b) The project site is shaped such that meeting the requirements of Ord. 348, Section 18.12 for off street parking was not possible. The applicant prepared a shared parking study that will require the applicant to enter into an easement to provide the additional parking required for the project.
- c) The Transportation Department has determined that the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.
- d) The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- e) The proposed project will not alter any waterborne, rail or air traffic as no such traffic occurs in the project area.
- f) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) because no such features or incompatible uses will be cause by project implementation. However the Transportation Department has requested the realignment of the off-ramp and reconfiguration of the traffic flow to make the exiting from the freeway more efficient.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- g) The proposed project has been conditioned to provide the improvements noted below, with the incorporation of these improvements any impacts on existing roads will be mitigated to less than significant.

"Prior to building permit issuance for the first building, the following improvements shall be completed:

Sufficient public street right-of-way along Iowa Avenue shall be conveyed for public use to provide for a 58.23 foot half-width right-of-way.

- h) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction.
- i) See the discussion regarding access during construction provided above. The proposed roadway improvements associated with the project will enhance emergency access in the project area.
- j) The project's implementation will not conflict with adopted policies supporting alternative transportation. Per a letter from the City of Riverside letter dated 2/19/2008, the City was requesting the dedications on Iowa Avenue and Center Street to be in accordance with the City's adopted transportation plan. The County Transportation Department has stated that the lane configurations as conditioned would be the same as those of the City's and the only difference being the width of the parkway.

Mitigation: The proposed project shall provide the following improvements: a) all road as identified by the Transportation Department shall be completed and paved to finish grade, b) storm drains and flood control facilities shall be completed, c) water systems including fire hydrants shall be installed and operational, d) sewer system shall be installed and operational, and e) landscaping and irrigation shall be installed and operational. All the facilities improvements noted shall be completed and operational upon completion of 80 percent of the project. All fees and dedications shall be pay to the appropriate agencies prior to building final inspection (COA 80.TRANS.1, AND 90.TRANS.8).

Monitoring: Monitoring shall be conducted by the Transportation Department.

42. Bike Trails

☐	☐	☐	☒
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Source: RCIP

Findings of Fact: The proposed project does not include the provision of bicycle lanes as part of the project design. No conflicts with the County's General Plan have been identified and no mitigation is required.

Mitigation: No mitigation measures are necessary.

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

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

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

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

☐	☐	☐	☒
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Source: Department of Environmental Health Review and City of Riverside letter dated 2/19/2008.

Findings of Fact:

a) The Eastern Municipal Water District will service the project with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

44. Sewer

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

☐	☐	☒	☐
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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 and City of Riverside letter dated 2/19/2008

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

- a) The Riverside County Department of Health has reviewed this project and has approved an alternative treatment septic system that will provide additional treatment to the wastewater prior to being discharged into the leach system. The project will not require or will result in the construction of new wastewater treatment facilities beyond the onsite septic system that has been evaluated and approved by the County's Environmental Health Department. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health and water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.
- b) Since the project is served by it's own on-site septic system and that system has been reviewed, conditioned and approved by the Riverside County Environmental Health Department, there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

45. Solid Waste

- a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?

☐	☐	☒	☐
☐	☐	☐	☒

Source: RCIP and Riverside County Waste Management District Correspondence

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services.
- b) The project will be consistent with the County Integrated Waste Management Plan. The project has been conditioned to comply with the requirements of the Riverside County Waste Management District.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities (such as drainage facilities and wastewater collection and treatment systems (Eastern Municipal Water District, Wastewater Master Plan) that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 47. 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? | ☐ | ☐ | ☐ | ☒ |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff Review and 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 because all of these concerns were addressed through project design.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 48. Does the project have the potential to achieve short- | ☐ | ☐ | ☐ | ☒ |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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.)

Source: Staff Review and 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. All environmental concerns have been address through the Environmental Assessment prepared for the proposed project.

49. 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 and Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The project involves the construction of commercial uses, which will result in an increase in traffic and a need for additional services. However, all project impacts have been mitigated through project design and conditions of approval.

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☐ ☒

Source: Staff review and 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. Potential direct or indirect impacts to the public's health, safety, and general welfare in regards to biological resources, geology/soils, hydrology/water quality, and transportation/traffic, were addressed through project design. The project's conditions of approval are set up to mitigate project impacts at all stages of the construction process and the eventual impacts during the commercial development's operation.

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:

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

Earlier Analyses Used, if any:

- RCIP: Riverside County Integrated Project.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a 3,942 square foot service station. The station would include a convenience store, deli, and a 3,340 square foot canopy over the gasoline pumps. The project would include 12 parking spaces and 3,281 square feet of landscaping.

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 CUP03577. 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. 3577 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3577, Exhibit A, Amended No. 1, dated 01-08-09.

APPROVED EXHIBIT B = Conditional Use Permit No. 3577, Exhibit B&C, Amended No. 1, dated 3/17/09.

APPROVED EXHIBIT C = Conditional Use Permit No. 3577, Exhibit C, Amended No. 1, dated 3/17/09.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

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

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS (cont.) RECOMMND

height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the Uniform Building Code as amended by Ordinance 457.

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site.

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - GENERAL COMMENTS

RECOMMND

Upon availability of sewer, all structures located on this property must connect. All existing septic systems, must be properly removed or abandoned under permit with the Department of Environmental Health (DEH) upon connection to sewer.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VN construction per the 2006 CBC and Building(s) having a fire sprinkler

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW (cont.) RECOMMND
system.

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 4 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

CUP 3577 proposes to develop .52 acres with a gas station, convenience store and deli. The site is located northerly of Villa Street, southerly of Center Street, westerly of Iowa Avenue and easterly of I-215 in the Highgrove area.

This site receives nuisance runoff from the east in a mostly developed watershed. Due to the size of the site, mitigation for increased runoff will not be required but mitigation for water quality will be required. The water quality plan proposes a Kristar filter and grassy swale to mitigate the water quality impacts of the entire site. The onsite runoff is collected and conveyed to an inlet with a Kristar filter. These flows are then conveyed to the grassy swale via another storm drain. Conceptually this is acceptable to the District but in final plan check may need some adjustments. Even though the back-up calculation does not show a 10 minutes contact time for the grassy swale, it

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

appears there is enough area to increase length of the swale. The grassy swale shall have a perforated pipe shall be free draining to a curb and gutter or an outlet.

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM (cont.) RECOMMND

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

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10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 3

USE - GEO02107

RECOMMND

County Geologic Report (GEO) No. 2107, submitted for this project (CUP03577), was prepared by GeoMat Testing Laboratories, Inc. and is entitled: "Preliminary Soil Investigation Report, New Commercial Building and Gas Pumps Canopy, Southwest Corner of Center and Iowa Avenue, County of Riverside, California, Project No. 8043-01", dated May 7, 2008. In addition, GeoMat Testing Laboratories, Inc. submitted the following report:

"Response to County Review Sheets Dated October 30, 2008, Preliminary Soil Investigation Report, New Commercial Building and Gas Pumps Canopy, Southwest Corner of Center and Iowa Avenue, County of Riverside, California, Project No. 8043-01," dated December 5, 2008.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02107 (cont.)

RECOMMND

This additional report is now included as part of GEO No. 2107.

GEO No. 2107 concluded:

1. Based on review of published literature, site mapping and aerial photo review, there is no evidence of active faulting crossing or trending toward this site. Therefore there is a low potential for this site to be affected by surface fault rupture.

2. Due to the depth to groundwater beneath this site and the dense nature of the soils underlying the site, there is a low potential for this site to be affected by seismically induced liquefaction.

3. Except for the potential for this site to be affected by strong seismic shaking, there is a low potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced flooding or seismically induced landsliding, rockfall or seismically induced dynamic settlement.

4. This site was previously used as a service station and there is a potential that the grading work will encounter previously placed fill, buried utility lines, old foundations and/or underground structures. The report provided documentation related to the removal of leaking underground storage tanks previously used for storage of motor vehicle fuel and the subsequent remedial work performed to remove the contaminants that were introduced into the soils underlying this site, but that report did not address or document the suitability of the backfills placed during the removal of the tanks.

GEO No. 2107 recommended:

1. All fills, debris, abandoned utility lines, irrigation appurtenances, underground structures, deleterious materials and undocumented backfills should be removed. All debris and any deleterious materials should be removed from the site and properly disposed. The removals should expose native soils exhibiting an in-place relative compaction of at least 85% as determined by ASTM D 1557-02. The approved removal bottoms should be scarified to a

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02107 (cont.) (cont.)

RECOMMND

depth of at least 12 inches, watered as necessary and compacted to a minimum of 90% of the maximum dry density prior to placing any fill.

2.Any soils to be placed as fill should be approved by the geotechnical consultant prior to their placement. All onsite soils should be cleaned of any deleterious materials prior to their use as fill. All fills should be placed in 6- to 8-inch lifts, brought to near optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557-02 and verified by field density testing.

3.Any proposed structures planned for this site should be designed in accordance with the seismic design provisions of the recently adopted California Building Code (CBC 2007).

4.Any required import soils necessary for the construction of this project should be sandy, have a very low expansion potential and be approved by the soils engineer prior to their import to the site.

GEO No. 2107 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2107 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4 USE - LC RECLAIMED WATER

RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 5 USE - LC VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LC VIABLE LANDSCAPING (cont.) RECOMMND
- LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.PLANNING. 6 USE - LC LNDSCP REVIEW/COMPLET RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY/CONCEPTUAL LANDSCAPING plans.

10.PLANNING. 7 USE - LC LANDSCAPE SPECIES RECOMMND

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 8 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. 9 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. GENERAL CONDITIONS

10.PLANNING. 10 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. 11 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 13 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be unlimited and be available to operate 24 hours a day Monday through Sunday.

10.PLANNING. 14 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), automobile service stations and per the parking study prepared by RK engineering group dated October 29, 2008. The project will include 12 onsite parking spaces and 8 shared parking spaces.

10.PLANNING. 16 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the two (2) sign[s] shown on APPROVED EXHIBIT A. 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. 17 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 18 USE - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

10.PLANNING. 19 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. 25 USE - NO SECOND FLOOR RECOMMND

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

10.PLANNING. 26 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 29 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor

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10. GENERAL CONDITIONS

10.PLANNING. 29 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 30 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).

10.PLANNING. 34 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. 36 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

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - CAUSES FOR REVOCATION (cont.) RECOMMND
procedures.

10.PLANNING. 37 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. 38 USE - 90 DAYS TO PROTEST RECOMMND
The project applicant has 90 days from the date of approval
of these conditions to protest, in accordance with the
procedures set forth in Government Code Section 66020, The
imposition of any and all fees, dedications, reservations
and/or other exactions imposed on this project as a result
of this approval or conditional approval of the project.

10.PLANNING. 43 USE - ORD 810 O S FEE (1) RECOMMND
In accordance with Riverside County Ordinance No. 810, to
assist in providing revenue to acquire and preserve open
space and habitat, an Interim Open Space Mitigation Fee
shall be paid for each development project or portion of an
expanded development project to be constructed in Western
Riverside County. The amount of the fee for commercial or
industrial development shall be calculated on the basis of
"Project Area," which shall mean the net area, measured in
acres, from the adjacent road right-of-way to the limits
of the project development. Any area identified as "NO USE
PROPOSED" on the APPROVED EXHIBIT shall not be included in
the Project Area.

10.PLANNING. 45 USE - 3RD & 5TH DIST DSGN STDS RECOMMND
The permit holder shall comply with the "DESIGN STANDARDS &
GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS,
COUNTY OF RIVERSIDE, adopted by the Board of Supervisors,
July 17, 2001.

10.PLANNING. 47 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

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10. GENERAL CONDITIONS

10.PLANNING. 47 USE - BUSINESS LICENSING (cont.) RECOMMND

Program Office of the Code Enforcement 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 tandards (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 - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Highgrove Place and Center Street exceeds that which is required for this project, the project proponent may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the gasoline

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 USE - REVIEW OPERATION HOURS (cont.) RECOMMND

station and convenience store may be further restricted.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS

RECOMMND

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

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR

RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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

60.BS GRADE. 10 USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEONTOLOGIST REQUIRED

RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts.

The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the County Geologist and/or the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 2 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - GRADING PLANS (cont.)

RECOMMND

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 4 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 12 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.50 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 USE - SKR FEE CONDITION (cont.)

RECOMMND

payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 USE - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE

RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

RECOMMND

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

E HEALTH DEPARTMENT

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. Please contact District Environmental Services (DES), Food Plan Check Section at (951) 358-5172 for further information.

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Advanced Treatment Unit (ATU) for Conditional Use Permit#3577 based on Crescent Engineering Services Soils Percolation Report Project#FM 07-60 dated October 20, 2007 and RamCam Engineering Group, Inc's Advantex AX-100 ATU design.

The following is a summary of the design ATU parameters
c/o RamCam Engineering Group:

Total Peak Flow = 2,440 gallons per day
Required Minimum Hydraulic Retention Time (HRT)
= 4 days capacity.

Primary Septic Tank Capacity = 10,000 gallons
Proposed Treatment Pods - two (2) AX-100 Orenco Systems
Proposed Grease Interceptor = 3,000 gallons
Proposed Recirculation Tank = 3,000 gallons
Proposed Dosing Tank = 3,000 gallons

Proposed Seepage Pits - two (2) - six (6) feet diameter pits each with 30' below inlet (BI) depth.

Per Santa Ana Regional Water Quality Control Board
letter dated 3/14/2008 regarding "Site Closure of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 ENV HEALTH CLEARANCE REQUIRED (cont.) RECOMMND

Shearer's Serv-U-Self" historic groundwater level was recorded at 62.67 feet below ground surface (bgs).

Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (RamCam) showing all required detail as specified in the DEH Technical Manual including an ATU System Design Profile and Technical Summary.

Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (RamCam) showing all required detail as specified in the DEH Technical Manual including an ATU System Design Profile and Technical Summary. If grading is proposed, the applicant must show all applicable detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record drawn to an appropriate scale showing all information aforementioned.

A floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure that the ATU design parameters are maintained.

80.E HEALTH. 3 USE - RWQCB OK RECOMMND

A clearance letter from the California Regional Water Quality Control Board, Santa Ana Region, is required for the proposed use of an Advanced Treatment Unit (ATU).

FIRE DEPARTMENT

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

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

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.)

RECOMMND

10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

OLANNING DEPARTMENT

80.OLANNING. 4 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to issuance of building permits, the permit holder shall deposit the prevailing DBF amount to cover the Initial, 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 FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Initial, 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.OLANNING. 4 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

This condition does not apply to front yard typicals and models.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - LC LANDSCAPE 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 plantings 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. 2 USE - LC LANDSCAPE PLOT PLAN RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the conditions of approval for the parent permit or plot plan. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to: slope planting, common area and/or park landscaping, and individual front yard landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review by the landscape division.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

80.PLANNING. 3 USE - LANDSCAPE PLOT PLAN APPR RECOMMND

When the Landscaping Plot Plan is located within the Valley-Wide Recreation and Park District, Jurupa Community Services District, a County Service Area (CSA) or other special maintenance district then, prior to landscape plan submittal to the Planning Department, the permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

80.PLANNING. 4 USE - LC PARKING/LNDSCAPE PLN RECOMMND

Prior to issuance of building permits, six (6) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. The irrigation plan shall include a smart controller capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to issuance of building permits, the permit holder shall deposit the prevailing DBF amount to cover the Initial, 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 FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Initial, 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. This condition does not apply to front yard typicals and models.

80.PLANNING. 6 USE - LC SPECIMEN TREES REQUIR

RECOMMND

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

80.PLANNING. 11 USE - LIGHTING PLANS

RECOMMND

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

80.PLANNING. 12 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 B.

80.PLANNING. 13 USE - CONFORM TO FLOOR PLANS

RECOMMND

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

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80.PLANNING. 14 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. 21 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 25 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 26 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 19 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 30 USE - COLOR/FINISH SAMPLES RECOMMND

The permittee shall submit three 4" x 4" color and finish samples of the proposed materials and finishes for Planning Department approval. Coloration shall be compatible with the colors contained in Exhibit B.

80.PLANNING. 42 USE - CC&R RES CSA COMMON AREA RECOMMND

The applicant shall convey to the County fee simple title, to all common or common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easements, except those easements which in the sole discretion of the County are acceptable. As a

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80.PLANNING. 42

USE - CC&R RES CSA COMMON AREA (cont.)

RECOMMND

condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel review:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to Ordinance No. 671 at the time the above referenced documents are submitted to for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A' and the Parking Study, attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and

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80.PLANNING. 42 USE - CC&R RES CSA COMMON AREA (cont.) (cont.RECOMMND

the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area'. and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

80.PLANNING. 46 USE - CC&R C/I POA COMMON EASE

RECOMMND

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review

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80.PLANNING. 46

USE - CC&R C/I POA COMMON EASE (cont.)

RECOMMND

along with the current fee, which documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owners' association comprised of the owners of each individual parcel, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A' and the parking study, attached hereto.

The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated,

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80.PLANNING. 46 USE - CC&R C/I POA COMMON EASE (cont.) (cont.RECOMMND

'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' or any reciprocal easement established pursuant to the Declaration."

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

80.PLANNING. 48 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 - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along Iowa Avenue shall be conveyed for public use to provide for a 58.23' foot half-width right-of-way.

80.TRANS. 2 USE-ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Iowa Avenue, Center Street and

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80.TRANS. 2 USE-ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

Highgrove Place.

- (2) Street lights.
- (3) Traffic signals located on Central Street at intersection of Iowa Avenue.
- (4) Street sweeping.

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

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

80.TRANS. 3 USE - LIGHTING PLAN

RECOMMND

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

80.TRANS. 4 USE-LANDSCAPING/TRAIL COM/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 plans shall be designed within Iowa Avenue, Center Street, and Highgrove Place, 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.

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80.TRANS. 4 USE-LANDSCAPING/TRAIL COM/IND (cont.) RECOMMND

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN 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 the Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

90.E HEALTH. 4 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 5 USE-ALT SYSTEM DEED RECORD RECOMMND

The existance of an alternative system on this property must be recorded on the deed and proof provided to the Department of Environmental Health prior to final.

90.E HEALTH. 6 USE-QUALIFIED SERVICE PROVIDER RECOMMND

An annual contract with a qualified service provider for the advanced treatment system is required prior to final approval.

90.E HEALTH. 7 USE-RENEWABLE OPERATING PERMIT RECOMMND

A renewal operating permit must be obtained from Environmental Health Department prior to final approval.

90.E HEALTH. 8 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

FIRE DEPARTMENT

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

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.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator

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90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

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. 4 USE-#36-HOOD DUCTS RECOMMND

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)

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FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - LC LNDSCP/IRRIG INST INS

RECOMMND

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 "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION

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90.PLANNING. 1 USE - LC LNDSCP/IRRIG INST INS (cont.) RECOMMND

DEPOS," 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 - LC CPLY W/LNDSCP/IRR PL 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.

90.PLANNING. 4 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 19 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 6 USE - COLOR/FINISH COMPLIANCE RECOMMND

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

90.PLANNING. 8 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of twelve (12) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area

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90.PLANNING. 8 USE - PARKING PAVING MATERIAL (cont.) RECOMMND

shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 9 USE - ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 11 USE - LOADING SPACES RECOMMND

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 13 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

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90.PLANNING. 13 USE - LIGHTING PLAN COMPLY (cont.) RECOMMND

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

90.PLANNING. 14 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. 15 USE - NO ROOF EQUIPMENT RECOMMND

Roof-mounted equipment for reidential units shall not be
permitted within the project site.

90.PLANNING. 16 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 3 spaces shall be provided
in convenient locations to facilitate bicycle access to the
project area as shown on APPROVED EXHIBIT A. The bicycle
racks shall be shown on project landscaping and improvement
plans submitted for Planning Department approval, and shall
be installed in accordance with those plans.

90.PLANNING. 17 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 19 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 22 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a
minimum of two (2) bin[s] shall be located as shown on the

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90.PLANNING. 22 USE - TRASH ENCLOSURES (cont.) RECOMMND

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

90.PLANNING. 23 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. 27 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 30 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 34 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in

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90.PLANNING. 34 USE - SKR FEE CONDITION (cont.)

RECOMMND

Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.50 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 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 the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

90.TRANS. 2 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. 3 USE - WRCOG TUMF

RECOMMND

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

90.TRANS. 4 USE STREETLIGHT AUTHORIZATION

RECOMMND

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

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90.TRANS. 4 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.

90.TRANS. 5 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. 6 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveways, closure of existing driveways, remove sidewalks, remove and reconstruct curb and gutter, and construct drainage devices within County right-of-way, including sewer and water laterals on Center Street shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be per Amended "A" exhibit dated 3/10/09 and shall be shown on existing street improvement plans and approved and permitted by the Transportation Department.

NOTE: 1. All driveways along Center Street and Highgrove Place shall be closed and one 32' wide driveway shall be constructed on Center Street 150' west of the intersection of Center Street and Iowa Avenue per County Standard No. 207A and as approved by Transportation Department.

2. This driveway shall be restricted for right-out and right-in movements only.

3. Remove and replace the existing curb and gutter at

CONDITIONAL USE PERMIT Case #: CUP03577

Parcel: 247-081-027

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE - EXISTING CURB & GUTTER (cont.) RECOMMND

the intersection of Highgrove Place and Center Street per Amended No. 1 Exhibit "A" dated March 10, 2009 and as approved by the Director of Transportation.

4. Construct 3' wide and 150' long raised median along Center Street to restrict left turn as approved by the Director of Transportation.

90.TRANS. 7 USE-ANNEX L&LMD/OTHER DIST1 RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

- (1) Landscaping along Iowa Avenue.
- (2) Street lights.
- (3) Traffic signals located on Center Street at intersection of Iowa Avenue.
- (4) Street sweeping.

90.TRANS. 8 USE - VACATION/RE-DESIGN 1 RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Highgrove Place and Center Street intersection. The project proponent shall apply under separate application with the County Surveyor for a conditional vacation of Highgrove Place and Center Street intersection, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 14, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.-Industrial Hygiene
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Dept.

CSA 126 c/o EDA
Supervisor Ashley
Commissioner Zuppardo
City Of Riverside
Riverside Unified School Dist.
WMWD
SCE
Southern California Gas
EIC "Attachment A"
Landscape

CONDITIONAL USE PERMIT NO. 3577 - EA41677 - Applicant: Abdelkarim Mustafa - Engineer/
Representative: Ramcam Engineering Group - Fifth Supervisorial District - University Zoning District -
Highgrove Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) -
Location: Northerly of Villa Street, Easterly of I-215, Southerly of Center Street, Westerly of Iowa Avenue. -
0.52 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** A proposal for the
construction and operation of a 4,006 square foot service station. The station would include a convenience
store, deli, and a 3,039 square foot canopy overhanging the gasoline pumps. The project would include 13
parking spaces and 4,407 square feet of landscaping. - APN: 247-081-026, -027

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on February 7, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. 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 incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Josias Gonzalez**, Project Planner, at (951) 955-3626 or email at josgonza@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:



DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 14, 2008

RECEIVED

JAN 17 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.-Industrial Hygiene
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Dept.

CSA 126 c/o EDA
Supervisor Ashley
Commissioner Zuppardo
City Of Riverside
Riverside Unified School Dist.
WMWD
SCE
Southern California Gas
EIC "Attachment A"
Landscape

CONDITIONAL USE PERMIT NO. 3577 - EA41677 - Applicant: Abdelkarim Mustafa - Engineer/
Representative: Ramcam Engineering Group - Fifth Supervisorial District - University Zoning District -
Highgrove Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) -
Location: Northerly of Villa Street, Easterly of I-215, Southerly of Center Street, Westerly of Iowa Avenue. -
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Should you have any questions regarding this item, please do not hesitate to contact **Josias Gonzalez**, Project Planner, at (951) 955-3626 or email at josgonza@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station

7477 Mission Blvd. • Riverside, CA 92509

(951) 955-2600 • FAX: (951) 955-2630

Crime Prevention and Plans Unit

Date: June 9, 2008

Project Number: Conditional Use Permit No. 3577 – EA41677

Location: Northerly of Villa Street, Easterly of I-215, Southerly of Center St, Westerly of Iowa Avenue

Project Description: A proposal for the construction and operation of a 4,006 square foot service station. The station would include a convenience store, deli, and a 3,039 square foot canopy overhanging the gasoline pumps. The project would include 13 parking spaces and 4,407 square feet of landscaping.

APN: 247-081-026, -027

Related Cases: None

Applicant: Abdelkarim Mustafa

Case Planners: Josias Gonzalez

Thank you for the opportunity to review and comment on the above listed project. This response is provided to identify the impact of such development on law enforcement services provided by this department. The following are a list of those issues and suggestions regarding those issues.

Project Mitigation Issues

1. Law Enforcement Staffing

This project will be served by the Jurupa Valley Station of the Riverside County Sheriff's Department, which is located at 7477 Mission Blvd, Riverside (Rubidoux). The Jurupa Valley Station currently covers approximately 94 square miles of unincorporated communities along with a contract for services within the City of Norco. Current staffing levels in the unincorporated areas are significantly below the target staffing of 1.2 deputies per 1000 population.

This project in consideration with a significant rise in both, planned and current residential development within the Rubidoux, Highgrove and Jurupa Valley areas, will continue to degrade the level of service unless programmed with collection of development funds are collected to increase manpower.

The Riverside County Sheriff's Department requests financial mitigation to provide future service. We request that as a condition of approval, a recurring revenue stream be identified as specific to law enforcement/public safety. During the build-out of the project, the law enforcement/public safety cost mitigation revenue should be proportionate to the number of residents occupying the project.

The Sheriff's Department receives a portion of the development impact fees (DIF) pursuant to County Ordinance No. 659.6. These monies are collected and distributed in an effort to off-set the impact on RSD services. Further, impact upon the public roads and the expected increased vehicular traffic congestion will affect timely response by law enforcement. The effectiveness and timely response by public service agencies both, law enforcement and fire are dependent upon public roadway conditions.

Pre-construction and Construction Phases

1. Material Storage Area & Property Accountability:

- A. Prior to construction on any structure, a material storage area should be established and enclosed by a six (6) foot chain link fence to minimize theft of materials and/or equipment.
- B. A list of serial and/or license numbers of equipment stored at the location must be maintained at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas. It is recommended that contact be made with representatives from the Crime Prevention Program of Southern California, a non-profit organization specializing in construction site theft prevention (562-860-9006).

2. Project Information & Emergency Contact:

- A. Current emergency contact information for the project should be kept on file with the Riverside County Sheriff's Department. The developer and/or builder's name, address and phone number should be conspicuously posted at the construction site.

3. Site Security & Lighting:

- A. The visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.
- B. The construction site should have a clearly designated point of contact, such as the construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (Riverside County Fire Department), ambulance service (American Medical Response) and the Riverside County Sheriff's Department, near any phone. The address for the facility should be posted near the above phones at the site. Any phones at the site that are blocked for outgoing

calls should not be blocked from dialing an emergency call (i.e. 9-1-1).

- C. Establish parking areas for construction site workers, employees or vendors. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Design Issues & Project Completion:

1. Exterior Lighting:

The exterior lighting for the development shall be resistant to vandalism and tampering. There shall be sufficient exterior lighting on all sides of the business during hours of darkness to include all landscaped areas. The purpose of this requirement is to illuminate areas that could potentially be utilized for transient, loitering, or narcotics activity.

2. Graffiti Abatement:

Prior to occupancy the surface of walls fences, buildings, logo monuments, etc., shall be graffiti resistant either through surface composition, applied paint type and/or planned shielding by landscaping or plants. Any graffiti discovered on the location is to be immediately cleaned off within 24 hours of discovery by employees, customers, or law enforcement.

3. Property Numbering:

Illuminated or backlit property addresses shall be provided for each building. These devices shall be of the proper size to ensure proper display of locations for emergency responses by the fire department (Riverside County Fire Department) and law enforcement (Riverside County Sheriff and California Highway Patrol).

Post Construction & Project Completion:

1. Business Operations

It is not the intention of the Riverside County Sheriff's Department to tell businesses how to operate. However, due to this location consisting of a convenience store located in a high crime/narcotics area the business shall take consistent steps to prevent or encouraging criminal conduct on the property. This conduct can consist of but not limited to alcohol consumption on the premises, unlawful loitering of individuals in or around the premises, etc.

2. Alcohol Sales

In order to prevent further problems related to alcohol crimes it is recommended the business be prohibited from selling alcohol in single sales containers such as single cans or bottles. All sales should consist of no less than a six-pack.

3. Trespassing

Proper signage shall be placed so as to indicate that trespassing and loitering are prohibited on the property. It is further recommended the property owner or authorized designee contact the Riverside County Sheriff's Department – Jurupa Valley Station to place a no trespass authorization letter on file with the department. The purpose of this letter is to allow the Sheriff's Department to detain, arrest, or cite those deemed to be unlawfully on the property on behalf of the property owner.

4. Security

Due to the proposed location being adjacent to a major freeway and traffic corridor this business has the potential to be a prime target for criminal activity to include but not limited to robbery, burglary, theft of merchandise, etc. In order to better aid this business in preventing crime the business should include a physical bullet-proof barrier preventing access to the cash register and sales counter.

In addition the location should be equipped with high resolution security cameras both inside the business and outside. This camera system should be digital in nature with the video capable of being retrieved by law enforcement officials. Furthermore the recommended camera locations and angles should be capable of capturing license plates of vehicles entering and exiting the parking lot and the faces and clothing descriptions of customers as they enter and exit the building at each entrance/exit. It is further recommended that a camera be placed above the each cash register aimed at the customers and one above the customers aimed towards the sales counter and clerk.

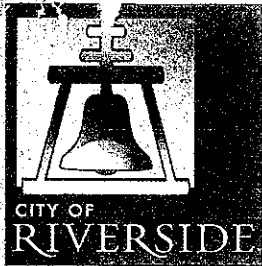
The Riverside County Sheriff's Department – Jurupa Valley Station would be willing to assist the property owner in conducting a site security survey at any time to provide additional crime prevention recommendations or suggestions.

Should the planning department, planning commission, developer, architect or, construction staff have any questions regarding the above public safety concerns, please feel free to contact the Jurupa Valley Sheriff Station Crime Prevention and Plans Coordinator at (951) 955-9230.

Cordially,



Deputy Sheriff Chris Mattson
Crime Prevention and Plans
Jurupa Valley Station



Community Development
Department
Planning Division

February 19, 2008

Josias Gonzalez
MAILSTOP # 1070
County of Riverside, Planning Department
Riverside, CA 92502-1409

SUBJECT: CONDITIONAL USE PERMIT NO. 3577 - PROPOSED 4,005 SQUARE-FOOT SERVICE STATION IN THE HIGHGROVE AREA PLAN

Dear Mr. Gonzalez:

Thank you for the opportunity to comment on the above-noted project, a conditional use permit to allow construction and operation of a service station and convenience store located at the southwest corner of Center Street and Iowa Avenue. The project is located within the City's northern sphere of influence and within potential Highgrove, Annexation Area B. The City's General Plan (General Plan 2025) land use designation for the project site is B/OP – Business/Office Park, consistent with City Zoning that allows for vehicle fuel stations with a conditional use permit. As such, the proposed service station use is consistent with the General Plan designation for the site. The City has reviewed the proposed plan and offers the following comments:

- The proposed project is located at a highly visible and prominent corner along Iowa Avenue close to the City's northerly boundary and the I-215 Freeway at a "gateway" to the City. As such, the Environmental Initial Study for the project needs to fully evaluate and mitigate aesthetic impacts to views from the Iowa Avenue and the I-215 Freeway. Careful attention should be given to the site design, building architecture, and landscaping to ensure the project reflects a high quality design. The project needs to provide for sufficient landscape setbacks along Iowa Avenue and Center Street with an enhanced landscaped corner treatment.
- The Circulation Element of the City's General Plan designates Iowa Avenue as a 6-lane, 120-foot Arterial, and Center Street as a 4-lane, 88-foot-wide Arterial. The County's Highgrove Area Plan Circulation Element designates Iowa Avenue as a 128-foot-wide Arterial and Center Street as a 100-foot-wide Secondary Highway. The City requests that the County require appropriate dedication to accommodate, at a minimum, right-of-way consistent with right-of-way widths established for Iowa Avenue and Center Street in the City's Circulation Element.
- The plans indicate that sewer is available through Eastern Municipal Water District. Please have the applicant verify that sewer is actually available and the appropriate agency providing the sewer service. The proposed project needs to be served by sewer as

the project site is in a very sensitive location due to the existence of wells that provide drinking water in the area. Historically, septic system failure has been found to be a common problem in this vicinity due to poor soil quality. Please be aware that existing agreements between the City and County provide for septic system conversions to sewer within the Highgrove Area. Should the County choose to approve a septic system in the area, the County needs to adequately evaluate and mitigate potential impacts to water quality in the Environmental Initial Study.

The City of Riverside looks forward to a continued dialog regarding this project. Please contact Doug Darnell, Senior Planner at (951) 826-5219 or by e-mail at ddarnell@riversideca.gov should you have any questions regarding this letter.

Sincerely,



Ken Gutierrez, AICP
Planning Director

cc: Ronald Loveridge, Mayor
Riverside City Council Members
Brad Hudson, City Manager
Michael Beck, Assistant City Manager
Tom Boyd, Deputy Public Works Director/City Engineer
Kevin Milligan, Assistant Director/Public Utilities-Water
Joyce Powers, Project Manager, Development Department
Supervisor Ashley, 4080 Lemon Street, 5th Floor, Riverside CA, 92502-1527
Ron Goldman, Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Mustafa Abdelkarim and Atallah Abugherir, 365 Iowa Ave. A, Riverside, CA 92507

Attachment: Agreement for Wastewater Treatment for Highgrove Community

G:\GENPLAN\Agency Comments\Riverside_County\Highgrove\CUP 3577\CUP 3577-Letter.doc



WESTERN
MUNICIPAL
WATER
DISTRICT

John V. Rossi
General Manager

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda A. Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. Al Lopez
Division 5

January 31, 2008

Josias Gonzalez, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

CONDITIONAL USE PERMIT NO. 03577

This letter is in response to your letter dated January 14, 2008.

Western Municipal Water District (Western) has no comments on proposed Condition Use Permit No. 03577. Western does not provide retail water service in the vicinity northerly of Villa Street, easterly of I-215, southerly of Center Street, and westerly of Iowa Avenue. Our records indicate that Eastern Municipal Water District is the water purveyor for this area.

Should you have any questions regarding this matter, please contact Development Services at 951-789-5000.

KEITH G. OWENS, P.E.
Principal Engineer

KGO/sc

Enclosure

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. 3577 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Mustafa Abdelkarim - Engineer/ Representative: Ramcam Engineering Group - Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) - Location: Northerly of Villa Street, easterly of I-215, southerly of Center Street, westerly of Iowa Avenue. – 0.52 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** A proposal for the construction and operation of a 3,942 square foot automobile service station. The station would include a convenience store, deli, and a 3,340 square foot canopy overhanging the gasoline pumps. The project would include 12 parking spaces and 3,281 square feet (15%) of landscaping – APN(s): 247-081-025, -026, and -027. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: May 13, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jeff Childers, at 951-955-3626 or email jchilder@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_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, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/10/09,

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

APN (s) or case numbers CUP03577 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

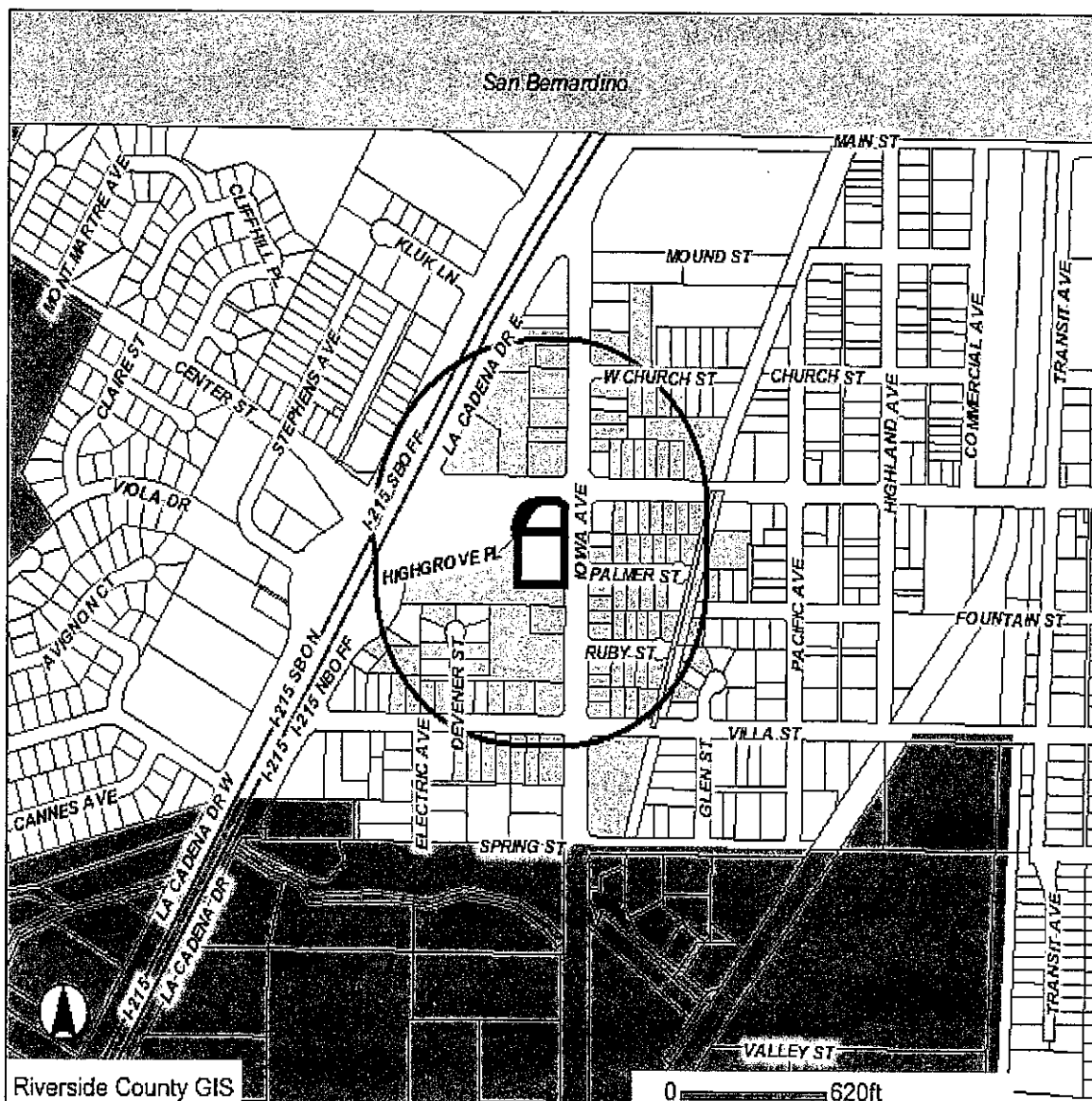
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓4/15/09 CD
EXPIRES 10/10/09

600 feet buffer



Selected parcel(s):

247-020-003	247-020-004	247-020-005	247-020-006	247-020-007	247-020-008	247-020-009
247-020-013	247-041-004	247-041-005	247-042-001	247-042-002	247-042-003	247-042-004
247-042-005	247-042-009	247-042-010	247-042-011	247-042-012	247-042-013	247-042-014
247-042-015	247-042-017	247-042-018	247-042-020	247-071-002	247-071-004	247-071-005
247-071-006	247-081-005	247-081-007	247-081-009	247-081-010	247-081-011	247-081-014
247-081-015	247-081-016	247-081-018	247-081-019	247-081-020	247-081-021	247-081-022
247-081-024	247-081-026	247-082-001	247-082-002	247-082-005	247-082-006	247-082-007
247-082-008	247-082-016	247-082-017	247-091-001	247-091-002	247-091-003	247-091-004
247-091-005	247-091-011	247-091-012	247-091-013	247-091-014	247-091-015	247-091-016
247-091-017	247-091-019	247-091-020	247-091-021	247-091-022	247-091-023	247-091-024
247-091-025	247-091-026	247-091-027	247-091-028	247-091-029	247-091-030	247-091-031
247-091-038	247-091-044	247-091-045	247-091-052	247-091-056	247-091-059	247-101-001
247-101-002	247-101-003	247-101-004	247-101-005	247-101-006	247-101-007	247-101-008
247-101-009	247-101-010	247-101-011	247-102-002	247-102-004	247-104-010	

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not

APN: 247020003 ASMT: 247020003
WARREN E SCHEIBE
PAMELA A SCHEIBE
JOSEPH A INDRIERI
MANAL S INDIERI
190 E LA CADENA DR
RIVERSIDE CA 92507

APN: 247020004 ASMT: 247020004
HOWARD JOHN MARKWARDT
ELIZABETH SARA MARKWARDT
183 IOWA AVE
RIVERSIDE CA. 92507

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

APN: 247020006 ASMT: 247020006
ROY L BRANSON
JOSETTE CLAIRE BRANSON
10111 W LILAC RD
ESCONDIDO CA 92026

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

APN: 247020008 ASMT: 247020008
MI SUK CHANG
9860 GARDEN GROVE BLV
GARDEN GROVE CA 92844

APN: 247020009 ASMT: 247020009
ERNEST FANKHAUSER
HERTA FANKHAUSER
12932 HICKORY BRANCH
SANTA ANA CA 92705

APN: 247020013 ASMT: 247020013
CENTER STREET GROUP
C/O DENISE TIBBETS
305 N CRESCENT WAY
ANAHEIM CA 92801

APN: 247041004 ASMT: 247041004
WHITNEY MACHINERY INC
C/O MARVIN SETNESS
P O BOX 7160
FARGO ND 58106

APN: 247041005 ASMT: 247041005
GOOD NEWS MISSIONARY BAPTIST CHURCH
178 IOWA AVE
RIVERSIDE CA. 92507

APN: 247042001 ASMT: 247042001
ADAM ORNELAS
MARTHA A ORNELAS
16 HIGHLAND AVE
RIVERSIDE CA 92507

APN: 247042002 ASMT: 247042002
WEHUNT FAMILY TRUST OF 1986
C/O JERRY WAYNE WEHUNT
14381 LAUREL DR
RIVERSIDE CA 92503

APN: 247042003 ASMT: 247042003
RAMONA C LEDESMA
1244 CHURCH ST
RIVERSIDE CA. 92507

APN: 247042004 ASMT: 247042004
R N SHARMA
NIRMALA SHARMA
26371 IRONWOOD
MORENO VALLEY CA 92555

APN: 247042005 ASMT: 247042005
RAVINDRA SHARMA
NIRMALA SHARMA
26371 IRONWOOD
MORENO VALLEY CA 92555

APN: 247042009 ASMT: 247042009
BARBARA J FOSTER
1213 CENTER ST
RIVERSIDE CA, 92507

APN: 247042010 ASMT: 247042010
CARMAN PEREZ
JOSE MARTINEZ
1225 CENTER ST
RIVERSIDE CA. 92507

APN: 247042011 ASMT: 247042011
JOSEPH F MISFIELD
IRENE T MISFIELD
1233 CENTER ST
RIVERSIDE CA. 92507

APN: 247042012 ASMT: 247042012
RONALD P MONTOYA
2630 RIDGE WATER CIR
HENDERSON NV 89014

APN: 247042013 ASMT: 247042013
ANITA R HERNANDEZ
1251 CENTER ST
RIVERSIDE CA. 92507

APN: 247042014 ASMT: 247042014
MARIO F ROSTRO
CHONG KUK ROSTRO
LSA ANACONDA IRAQ
L3 VERTEX AREOSPACE
APO AE 9391

APN: 247042015 ASMT: 247042015
BEATRIZ GUTIERREZ
1271 CENTER ST
RIVERSIDE CA. 92507

APN: 247042017 ASMT: 247042017
ABOU B AHMED
FATMA AHMED
3341 CELEST DR
RIVERSIDE CA 92507

APN: 247042018 ASMT: 247042018
JERRY WAYNE WEHUNT
ROSEMARY VERONICA WEHUNT
250 IOWA AVE
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APN: 247042020 ASMT: 247042020
DENNIS HUGHES
SHERYL HUGHES
2207A MARSHALL FIELD LN
REDONDO BEACH CA 90278

APN: 247071002 ASMT: 247071002
RAFAELA MENCHACA
400 E LA CADENA DR
RIVERSIDE CA 92501

APN: 247071004 ASMT: 247071004
SALVADOR C ARCEO
IRENE C ARCEO
1409 VILLA ST
RIVERSIDE CA 92507

APN: 247071005 ASMT: 247071005
MARCELINO MILIAN
MARIA MILIAN
1401 VILLA ST
RIVERSIDE CA. 92507

APN: 247071006 ASMT: 247071006
SALVADOR ARCEO
IRENE ARCEO
1415 VILLA ST
RIVERSIDE CA. 92507

APN: 247081005 ASMT: 247081005
LINLAND PROP MANAGEMENT INTL CORP
P O BOX 5082
DIAMOND BAR CA 91765

APN: 247081007 ASMT: 247081007
CHAD WILLIAMS
CHRIS W HACKETT
3224 E YORBA LINDA 130
FULLERTON CA 92831

APN: 247081009 ASMT: 247081009
DOYAL G TEEL
3572 WALTON ST
RIVERSIDE CA 92503

APN: 247081010 ASMT: 247081010
LUIS BARRAGAN MAGANA
P O BOX 815
BOYES HOT SPRINGS CA 95416

APN: 247081011 ASMT: 247081011
CHRIS W HACKETT
CHAD WILLIAMS
3224 E YORBA LINDA NO 130
FULLERTON CA 92831

APN: 247081014 ASMT: 247081014
LORENA ZUNIGA
RUFINA CARAVIA
10854 BELTRAMO CIR
RIVERSIDE CA 92503

APN: 247081015 ASMT: 247081015
FRANCISCO GODINEZ
CELIA A GODINEZ
428 DEVENER ST
RIVERSIDE CA. 92507

APN: 247081016 ASMT: 247081016
BABUBHAI AMBALAL PATEL
SUDHABEN BABUBHAI PATEL
2631 MANGULAR AVE
CORONA CA 92882

APN: 247081018 ASMT: 247081018
MARTIN G LOZANO
MARIA C LOZANO
11104 N STAR AVE
MIRA LOMA CA 91752

APN: 247081019 ASMT: 247081019
MICHAEL J ONEILL
JEAN A ONEILL
1134 CLUB CT
RIVERSIDE CA 92506

APN: 247081020 ASMT: 247081020
CHRIS ARTIKIS
7118 EL PADRO
RIVERSIDE CA 92504

APN: 247081021 ASMT: 247081021
ATTALLAH ABUGHERIR
HAYTHAM ABDELKARIM
365 IOWA AVE
RIVERSIDE CA 92507

APN: 247081022 ASMT: 247081022
MARILYN JIMENEZ
MICHAEL JIMENEZ
DIANE JIMENEZ
445 IOWA AVE
RIVERSIDE CA. 92507

APN: 247081024 ASMT: 247081024
IOWA STREET STORAGE PARTNERS
11560 TENNESSEE AVE
LOS ANGELES CA 90064

APN: 247081026 ASMT: 247081026
MUSTAFA ABDELKARIM
ATTALLAH ABUGHERIR
365 IOWA AVE
RIVERSIDE CA 92507

APN: 247082001 ASMT: 247082001
ZARIATUL MAWLA KHAN
451 IOWA AVE
RIVERSIDE CA. 92507

APN: 247082002 ASMT: 247082002
SEGANE
C/O AFARIN G SOMERS
24321 LAKEVIEW LN
LAKE FOREST CA 92630

APN: 247082005 ASMT: 247082005
FERNANDO COVARRUBIAS
JAIME COVARRUBIAS
1350 VILLA ST
RIVERSIDE CA. 92507

APN: 247082006 ASMT: 247082006
LETICIA LOPEZ
1360 VILLA ST
RIVERSIDE CA. 92507

APN: 247082007 ASMT: 247082007
JOSE LUIS HERNANDEZ
28625 BELMONT PARK WAY
MORENO VALLEY CA 92555

APN: 247082008 ASMT: 247082008
EDUARDO CRUZ LEMUS
1374 VILLA ST
RIVERSIDE CA. 92507

APN: 247082016 ASMT: 247082016
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1326 VILLA ST
RIVERSIDE CA. 92507

APN: 247082017 ASMT: 247082017
JOHN R DAWSON
JANAAN E DAWSON
P O BOX 1031
CRESTLINE CA 92325

APN: 247091001 ASMT: 247091001
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MARLENE M RITZ
480 E MAIN ST
RIVERSIDE CA 92507

APN: 247091002 ASMT: 247091002
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22874 PICO ST
GRAND TERRACE CA 92313

APN: 247091003 ASMT: 247091003
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1233 CENTER ST
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APN: 247091005 ASMT: 247091005
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15703 WASHINGTON CT
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APN: 247091013 ASMT: 247091013
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1255 PALMER ST
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APN: 247091014 ASMT: 247091014
CLARENCE F CALZARETTA
MARIE B CALZARETTA
1243 PALMER ST
RIVERSIDE CA. 92507

APN: 247091015 ASMT: 247091015
FRANCISCO ALCANTAR
1233 PALMER ST
RIVERSIDE CA. 92507

APN: 247091016 ASMT: 247091016
BEVERLY S TATE
1225 PALMER ST
RIVERSIDE CA. 92507

APN: 247091017 ASMT: 247091017
JOEL MORENO
ANGELINA SEPULVEDA
JESUS MORENO
C/O ANGELICA SEPULVEDA
1213 PALMER ST
RIVERSIDE CA. 92507

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VICTOR PONCE
JOSUE PONCE
1238 PALMER ST
RIVERSIDE CA. 92507

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

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

APN: 247091022 ASMT: 247091022
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1270 PALMER ST
RIVERSIDE CA 92507

APN: 247091023 ASMT: 247091023
ERNESTO RAMIREZ
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364 IOWA AVE
RIVERSIDE CA. 92507

APN: 247091024 ASMT: 247091024
STEPHEN A SKIBBS
GAIL P SKIBBS
12406 50TH AVE NW
GIG HARBOR WA 98332

APN: 247091025 ASMT: 247091025
SAXON MORTGAGE SERVICES INC
4708 MERCANTILE DR N
FORT WORTH TX 76137

APN: 247091026 ASMT: 247091026
CARLOS DIAZ
MONICA GARCIA
CARLOS DIAZ
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RIVERSIDE CA. 92507

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ALMA D PEREZ
1265 RUBY ST
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APN: 247091028 ASMT: 247091028
U S BANK NATL ASSN
C/O AMERICAS SERVICING CO
3476 STATEVIEW BLV
FORT MILL SC 29715

APN: 247091029 ASMT: 247091029
LUIS OCHOA TORRES
VERONICA OCHOA CONTRERAS
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RIVERSIDE CA. 92507

APN: 247091030 ASMT: 247091030
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MARIA DELCARMEN MARTINEZ
1241 RUBY ST
RIVERSIDE CA. 92507

APN: 247091031 ASMT: 247091031
NORMA YANEZ
1229 RUBY ST
RIVERSIDE CA. 92507

APN: 247091038 ASMT: 247091038
MICHELLE J WIKERT
ROBBIE JO KENNEDY
16891 TAVA LN
RIVERSIDE CA 92506

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

APN: 247091045 ASMT: 247091045
JOSEPH GUZZETTA
KATHLEEN M JACOBSMEYER GUZZETT
JOSEPHINE M GUZZETTA
NORMAN A PERRY, ETAL.
6256 RIVERSIDE AVE
RIVERSIDE CA 92506

APN: 247091052 ASMT: 247091052
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

APN: 247091056 ASMT: 247091056
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1186 CENTER ST STE A
RIVERSIDE CA 92507

APN: 247091059 ASMT: 247091059
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P O BOX 1070
CALIMESA CA 92320

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YOLANDA H REMINGTON
P O BOX 7838
REDLANDS CA 92375

APN: 247101003 ASMT: 247101003
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JACQUELYN YVONNE ARIAS
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APN: 247101004 ASMT: 247101004
ARTURO GUTIERREZ
438 IOWA AVE
RIVERSIDE CA. 92507

APN: 247101005 ASMT: 247101005
YARNALL MILDRED H ESTATE OF
C/O GERALDINE HOLT
5911 GREENFIELD AVE
RIVERSIDE CA 92506

APN: 247101006 ASMT: 247101006
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OLIVIA MAJANO
1260 RUBY ST
RIVERSIDE CA. 92507

APN: 247101007 ASMT: 247101007
DEUTSCHE BANK NATL TRUST CO
C/O BARCLAYS CAPITAL REAL ESTATE
4837 WATT AVE
NORTH HIGHLANDS CA 95660

APN: 247101008 ASMT: 247101008
FRANCISCO ROBLES
1240 RUBY ST
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APN: 247101009 ASMT: 247101009
DOMINGO RAMIREZ
1265 VILLA ST
RIVERSIDE CA. 92507

APN: 247101010 ASMT: 247101010
COBRA 28 LTD PARTNERSHIP
C/O MIKE NIJJAR
4900 SANTA ANITA NO 2C
EL MONTE CA 91731

APN: 247101011 ASMT: 247101011
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MONIKA ANITA OHRBORG
1292 RIVER DR
NORCO CA 92860

APN: 247102004 ASMT: 247102004
MIKE KUPKA
42967 CORTE ABANILLA
TEMECULA CA 92592

APN: 247104010 ASMT: 247104010
PYONG O YU
MYONG SUN YU
2141 SKYE DR
RIVERSIDE CA 92506



Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

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1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Ken Gutierrez, Planning Director
or Diane Jenkins, Principal Planner
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

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

Western Municipal Water District
450 E. Alessandro Blvd.
Riverside, CA 92508-2449

APPLICANT

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A. Abugherir
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Riverside, CA 92507

ENGINEER

Ramcam Engineering Group
670 E. Parkridge Ave.
Corona, CA 92879

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0718203

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: ABDELKARIM MUSTAFA/ABUGHERIR A \$64.00
paid by: CK 5007
paid towards: CFG05025 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41677
at parcel #: 365 IOWA AVE RIV
appl type: CFG3

By _____ Dec 19, 2007 11:54
MGARDNER posting date Dec 19, 2007

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

M* REPRINTED * R0905220

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: ABDELKARIM MUSTAFA/ABUGHERIR A \$1,876.75
paid by: CK 5581
CALIFORNIA FISH AND GAME FOR EA41677
paid towards: CFG05025 CALIF FISH & GAME: DOC FEE
at parcel: 365 IOWA AVE RIV
appl type: CFG3

By _____ Apr 20, 2009 12:40
SBROSTRO posting date Apr 20, 2009

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0905906

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: ABDELKARIM MUSTAFA/ABUGHERIR A \$117.25
paid by: CK 5591
CALIFORNIA FISH AND GAME FOR EA41677
paid towards: CFG05025 CALIF FISH & GAME: DOC FEE
at parcel: 365 IOWA AVE RIV
appl type: CFG3

By _____ Apr 30, 2009 10:44
SBROSTRO posting date Apr 30, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$116.25
202003100200781240	OVERPAYMENT HOLDING	\$1.00

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