

Scan

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: May 19, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CONDITIONAL USE PERMIT NO. 2864, REVISED PERMIT NO. 2 – CEQA Exempt
(Charge your time to these case numbers)

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

- | | |
|---|---|
| ☒ Place on Administrative Action (Receive & File; EOT) | ☐ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| ☐ Labels provided If Set For Hearing | ☐ Publish in Newspaper: |
| ☐ 10 Day ☐ 20 Day ☐ 30 day | **SELECT Advertisement** |
| ☐ Place on Consent Calendar | ☐ **SELECT CEQA Determination** |
| ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC) | ☐ 10 Day ☐ 20 Day ☐ 30 day |
| ☐ Place on Section Initiation Proceeding (GPIP) | ☐ Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: ☐ YES ☐ NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Please schedule on the June 8, 2010 BOS Agenda

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

Notice of Exemption
Fish & Game Receipt (CFG5465)

BUS sent 5/24/10

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

Y:\Planning Master Forms\Templates\BOS Forms\Form 11 Coversheet.doc
Revised 3/4/10 by R. Juarez

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

Rm
5-24-10

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 26, 2010

SUBJECT: **CONDITIONAL USE PERMIT NO. 2864, REVISED PERMIT NO. 2** – CEQA Exempt – Applicant: Jagdish Gaikwad – Engineer/Representative: N/A - Third Supervisorial District - Hemet/SanJacinto District Zoning District - REMAP: Rural: Rural Residential (R: R-R) (5 Acre Minimum) – Location: Easterly of Sage Road and northerly of Hyde Road - 8.63 Acres Gross Acres - Zoning: Rural Residential – 5 Acre Minimum (R-R-5) - **REQUEST:** The Conditional Use Permit proposes to extend the life of an existing 1470 square foot feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20) - APN: 470-060-047. (Quasi Judicial)

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision by the Planning Commission on May 5, 2010.

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

APPROVED Conditional Use Permit No. 2864, Revised Permit No. 2, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Conditional Use Permit No. 2864, Revised Permit No. 1 (CUP02864R1) was approved by the

Ron Goldman
Planning Director

Initials:
RG:vm

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICER

DATE

Tina Grande

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

The Honorable Board of Supervisors

Re: **CONDITIONAL USE PERMIT NO. 2864, REVISED PERMIT NO. 2**

Page 2 of 2

Board of Supervisors on June 4, 1997 with a 12 year life. The permit added propane sales and off-premises beer and wine sales to the existing feed, grain, and mercantile store.

Conditional Use Permit No. 2864 (CUP02864) was approved by the Board of Supervisors in February 1987 and became null and void on August 20, 1996. The permit allowed the conversion of an existing feed and grain to a small retail market and new feed and grain market.

**PLANNING COMMISSION
MINUTE ORDER MAY 5, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 7.3: CONDITIONAL USE PERMIT NO. 2864, REVISED PERMIT NO. 2 - CEQA Exempt** - Applicant: Jagdish Gaikwad - Engineer/Representative: N/A - Third Supervisorial District - Hemet/SanJacinto District Zoning District - REMAP: Rural: Rural Residential (R: R-R) (5 Acre Minimum) - Location: East of Sage Road, north of Hyde Road - 8.63 Acres Gross Acres - Zoning: Rural Residential - 5 Acre Minimum (R-R-5) - **APN: 470-060-047** - (Continued from 4/07/10) - (Quasi-judicial)
- II. PROJECT DESCRIPTION**
The Conditional Use Permit proposes to extend the life of an existing 1470 sq. ft feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20).
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Jeff Horn, Ph: (951) 955-4641 or E-mail jhorn@rctlma.org
- The following spoke in favor of the subject proposal:
Keith Gardner, Applicant's Representative, 6149 Bluffwood Drive, Riverside, CA 92506
- No one spoke in a neutral position or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent); recommended to the Board of Supervisors;
- APPROVAL of Conditional Use Permit No. 2864, Revised Permit No. 2**, 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.: 7.3
Area Plan: REMAP
Zoning District: Hemet/San Jacinto
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: May 5, 2010

Conditional Use Permit No. 2864, Revised
Permit No. 2
CEQA Exempt Section 15301
Applicant: Jagdish Gaikwad
Engineer/Representative: Keefer Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 2864, Revised Permit No. 2 proposes to extend the life of an existing 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20). All structures and improvements exist onsite.

The project is located in the Sage community of Riverside Extended Mountain Area Plan, more specifically easterly of Sage Road, northerly of Hyde Road.

BACKGROUND:

Conditional Use Permit No. 2864, Revised Permit No. 1 (CUP02864R1) was approved by the Board of Supervisors on June 4, 1997 with a 12 year life. The permit added propane sales and off-premises beer and wine sales to the existing feed, grain, and mercantile store.

Conditional Use Permit No. 2864 (CUP02864) was approved by the Board of Supervisors in February 1987 and became null and void on August 20, 1996. The permit allowed the conversion of an existing feed and grain to a small retail market and new feed and grain market.

FURTHER PLANNING CONSIDERATIONS:

April 20, 2010

At the April 7, 2010 Planning Commission hearing, the project was continued at the request of the Commission, in order to allow Planning Staff to work with the applicant on making façade improvements to the existing general store. As of the writing of this report, the applicant has begun the process of designing and completing façade improvements.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture: Agriculture (AG) to the north, east, south, and west. |
| 3. Existing Zoning (Ex. #2): | Rural Residential - 5 Acre Minimum (R-R-5) |
| 4. Surrounding Zoning (Ex. #2): | Heavy Agricultural – 10 Acre Minimum (A-2-10) to the north, south, east, and west. |
| 5. Existing Land Use (Ex. #1): | Agricultural supplies and neighborhood market, single family residence. |
| 6. Surrounding Land Use (Ex. #1): | Vacant land to the north, single family residences to the east, vacant land and single family residences to the south, and single family residences to the west. |
| 7. Project Data: | Total Acreage: 8.63 Acres
Total Building Area: 1470 sq. ft |

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8. Environmental Concerns:

CEQA Exempt per Section 15301

RECOMMENDATIONS:

APPROVAL of Conditional Use Permit No. 2864, Revised Permit No. 2, 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 consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential - 5 Acre Minimum (R-R-5) 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 clearly 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, which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R:RR) (5 Acre Minimum) on the Riverside Extended Mountain Area Plan (REMAP).
2. The proposed use, a 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20), is in conformance with Riverside County General Plan Policy LU 1.1, which allows for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements.
3. The proposed use, a 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20), is not permitted in the Rural: Rural Residential (R:RR) (5 Acre Minimum) designation. However, since the project was in existence as an approved project at the time adoption of the current General Plan, October 7, 2003, it is complying with LU 1.1 and therefore is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) designation.
4. The project site is surrounded by properties which are designated Agriculture: Agriculture (AG) to the north, east, south, and west. The project is highly consistent with uses allowed in the Agriculture: Agriculture (AG) Land Use Designation.

5. The zoning classification for the subject site is Rural Residential - 5 Acre Minimum (R-R-5).
6. The proposed use, a 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20), is a permitted use subject to approval of a conditional use permit, in the Rural Residential - 5 Acre Minimum (R-R-5) zoning classification.
7. The project site is surrounded by properties which are zoned Heavy Agricultural – 10 Acre Minimum (A-2-10) to the north, south, east, and west.
8. Residential uses have been constructed in the project vicinity.
9. The year 2000 census population for census tract 433.04 was 3,886 persons according to the US Census Bureau (Census 2000 Summary File 3).
10. The population of Riverside County increased by 24% from the year 2000 to the year 2005 according to the US Census Bureau (American Community Survey 2005).
11. The maximum concentration level for General Liquor License (type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5)
12. One (1) combined (Type 20 and Type 21) license is currently issued in Census Tract 433.04. This is approximately 0.21 licenses per 1,250 persons. Census tract 433.04 is not currently over concentrated with Type 20 and Type 21 combined liquor licenses.
13. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
14. No schools are located within 1,000 feet from the proposed project.
15. The project is located within 200 feet of existing and habited residences.
16. The project is not located within 1,000 feet of an existing public park, but not a playground, or established place or religious worship.
17. The proposed project provides public necessity or convenience for the residents of the surrounding community.
18. The proposed use, sale of Beer and Wine for Off Premises Consumption, is a permitted use in the Rural Residential - 5 Acre Minimum (R-R-5) zoning classification subject to the approval of a Conditional Use Permit.
19. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
20. The Planning Department has found that the project is exempt from the provisions of CEQA per Section 15301 "Existing Facilities." Section 15301 of the CEQA Guidelines defines existing facilities as "the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features,

involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." The Project's last review occurred under Conditional Use Permit No. 2864, Revised Permit No. 1, approved by the Board of Supervisor's on June 4, 1997. The Board of Supervisor's adopted a De Minimus Finding and a Negative Declaration for Environmental Assessment No. 37079. The current proposal proposes no expansion beyond the scope of the approval granted by the Board of Supervisor's on Conditional Use Permit No. 2864, Revised Permit No. 1.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received. However, a petition in support was submitted with 263 unique signatures.
2. The project site is not located within:
 - a. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - b. A Redevelopment Area;
 - c. An Agriculture Preserve;
 - d. A Fault Zone;
 - e. A MSCHP Criteria Cell;
 - f. A City Sphere of Influence;
 - g. An Airport Influence Area;
 - h. A 100-year Flood Plain; or
 - i. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Hemet Unified School District;
 - b. Valley Wide Recreation and Parks District;
 - c. A High Fire Area;
 - d. The San Jacinto Watershed; and
 - e. The Mount Palomar Lighting Ordinance 655 Zone B approximately 20.91 miles.
4. The subject site is currently designated as Assessor's Parcel Numbers: 470-060-047.
5. This project was filed with the Planning Department on December 22, 2008.
6. This project was reviewed by the Land Development Committee one time on the following date February 19, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$15,532.12.

Agenda Item No.: 7.6
Area Plan: REMAP
Zoning District: Hemet/San Jacinto
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: April 7, 2010

Conditional Use Permit No. 2864, Revised
Permit No. 2
CEQA Exempt Section 15301
Applicant: Jagdish Gaikwad
Engineer/Representative: Keefer Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 2864, Revised Permit No. 2 proposes to extend the life of an existing 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20). All structures and improvements exist onsite.

The project is located in the Sage community of Riverside Extended Mountain Area Plan, more specifically easterly of Sage Road, northerly of Hyde Road.

BACKGROUND:

Conditional Use Permit No. 2864, Revised Permit No. 1 (CUP02864R1) was approved by the Board of Supervisors on June 4, 1997 with a 12 year life. The permit added propane sales and off-premises beer and wine sales to the existing feed, grain, and mercantile store.

Conditional Use Permit No. 2864 (CUP02864) was approved by the Board of Supervisors in February 1987 and became null and void on August 20, 1996. The permit allowed the conversion of an existing feed and grain to a small retail market and new feed and grain market.

FURTHER PLANNING CONSIDERATION:

The project includes the existing concurrent sales of beer and wine for off-premises consumption (ABC Type 20) at the feed and grain store and market. Currently, the project site has an issued Type 20 ABC permit and is the only existing permit (Type 20 or Type 21) within the projects census tract, containing 3,886 persons. Therefore, the census tract has a permit concentration well below the ABC allowed maximum of one (1) per 1,250 persons.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture: Agriculture (AG) to the north, east, south, and west. |
| 3. Existing Zoning (Ex. #2): | Rural Residential - 5 Acre Minimum (R-R-5) |
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| 6. Surrounding Land Use (Ex. #1): | Vacant land to the north, single family residences to the east, vacant land and single family residences to the south, and single family residences to the west. |
| 7. Project Data: | Total Acreage: 8.63 Acres |

Total Building Area: 1470 sq. ft

8. Environmental Concerns:

CEQA Exempt per Section 15301

RECOMMENDATIONS:

APPROVAL of Conditional Use Permit No. 2864, Revised Permit No. 2, 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 consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential - 5 Acre Minimum (R-R-5) 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 clearly 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, which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R:RR) (5 Acre Minimum) on the Riverside Extended Mountain Area Plan (REMAP).
2. The proposed use, a 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20), is in conformance with Riverside County General Plan Policy LU 1.1, which allows for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements.
3. The proposed use, a 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20), is not permitted in the Rural: Rural Residential (R:RR) (5 Acre Minimum) designation. However, since the project was in existence as an approved project at the time adoption of the current General Plan, October 7, 2003, it is complying with LU 1.1 and therefore is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) designation.

4. The project site is surrounded by properties which are designated Agriculture: Agriculture (AG) to the north, east, south, and west. The project is highly consistent with uses allowed in the Agriculture: Agriculture (AG) Land Use Designation.
5. The zoning classification for the subject site is Rural Residential - 5 Acre Minimum (R-R-5).
6. The proposed use, a 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20), is a permitted use subject to approval of a conditional use permit, in the Rural Residential - 5 Acre Minimum (R-R-5) zoning classification.
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13. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
14. No schools are located within 1,000 feet from the proposed project.
15. The project is located within 200 feet of existing and habited residences.
16. The project is not located within 1,000 feet of an existing public park, but not a playground, or established place or religious worship.
17. The proposed project provides public necessity or convenience for the residents of the surrounding community.
18. The proposed use, sale of Beer and Wine for Off Premises Consumption, is a permitted use in the Rural Residential - 5 Acre Minimum (R-R-5) zoning classification subject to the approval of a Conditional Use Permit.
19. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.

20. The Planning Department has found that the project is exempt from the provisions of CEQA per Section 15301 "Existing Facilities." Section 15301 of the CEQA Guidelines defines existing facilities as "the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." The Project's last review occurred under Conditional Use Permit No. 2864, Revised Permit No. 1, approved by the Board of Supervisor's on June 4, 1997. The Board of Supervisor's adopted a De Minimus Finding and a Negative Declaration for Environmental Assessment No. 37079. The current proposal proposes no expansion beyond the scope of the approval granted by the Board of Supervisor's on Conditional Use Permit No. 2864, Revised Permit No. 1.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received. However, a petition in support was submitted with 263 unique signatures.
2. The project site is not located within:
 - a. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - b. A Redevelopment Area;
 - c. An Agriculture Preserve;
 - d. A Fault Zone;
 - e. A MSCHP Criteria Cell;
 - f. A City Sphere of Influence;
 - g. An Airport Influence Area;
 - h. A 100-year Flood Plain; or
 - i. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Hemet Unified School District;
 - b. Valley Wide Recreation and Parks District;
 - c. A High Fire Area;
 - d. The San Jacinto Watershed; and
 - e. The Mount Palomar Lighting Ordinance 655 Zone B approximately 20.91 miles.
4. The subject site is currently designated as Assessor's Parcel Numbers: 470-060-047.
5. This project was filed with the Planning Department on December 22, 2008.
6. This project was reviewed by the Land Development Committee one time on the following date February 19, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$15,532.12.



**California Department of Alcoholic Beverage
Control**
For the County of RIVERSIDE - (Off-Sale Licenses)
and Census Tract = 0433.04

Report as of 12/16/2009

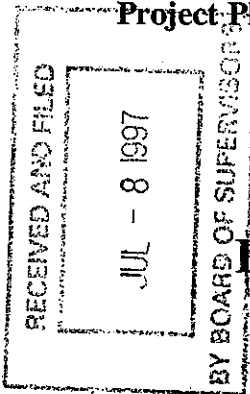
	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	408221	ACT	20	2/2/2004	1/31/2010	GAIKWAD JAGDISH NAMDEO 32230 SAGE RD HEMET, CA 92544 Census Tract: 0433.04	DIAMOND VALLEY MARKET		3300

--- End of Report ---

For a definition of codes, view our [glossary](#).

Zoning District: Hemet/San Jacinto
Supervisory District: Third
E.A. Number: 37039
Regional Team No.: Two
Project Planner: Michael Freitas

CONDITIONAL USE PERMIT NO. 2864R1;
VARIANCE NO. 1643
Planning Commission: June 4, 1997
Continued From April 16, 1997
Agenda Item No.: 3.1
Applicant: Judy Peterson
Engineer/Rep.: Inland Planning Services, Roger
Streeter



RIVERSIDE COUNTY PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION: Conditional Use Permit No. 2864R1 is an application to add propane sales and off-premises beer and wine sales to an existing feed, grain and mercantile store. Variance No. 1643 is a request to vary from Ordinance No. 348, Section 18.48, which prohibits the sale of alcoholic beverages within 500 feet of a dwelling. The store is located east of Sage Road, north of Hyde Road, and approximately 4½ miles north of the Community of Sage.

BACKGROUND: Conditional Use Permit No. 2864, requesting the conversion of a feed and grain store to a small retail market with propane and beer and wine sales, was provisionally approved by the Board of Supervisors in February 1987. While general retail sales was allowed, the sale of beer, wine and propane were disapproved by the Board. At that time the site contained a single family residence, an agricultural mobile home and accessory structures. See the attached staff report for Conditional Use Permit No. 2864.

SUMMARY OF FINDINGS:

- | | | |
|----|---------------------------------|---|
| 1. | Existing Land Use (Exh. #1): | Retail store |
| 2. | Surrounding Land Use (Exh. #1): | Single family residences and vacant land |
| 3. | Existing Zoning (Exh. #3): | R-R-5 |
| 4. | Surrounding Zoning (Exh. #3): | A-2-10 |
| 5. | Comprehensive General Plan: | Hemet/San Jacinto Land Use Planning Area
Land Use: Category III
Open Space and Conservation - Areas Not
Designated as Open Space |
| 6. | Land Division Data: | Total Acreage: 8.63 acres (net) |
| 7. | Environmental Concerns: | See attached environmental assessment. |

RECOMMENDATIONS:

ADOPTION of a De Minimis Finding as follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in Environmental Assessment No. **37039**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

ADOPTION of a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 37039, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and

APPROVAL of VARIANCE NO. 1643 to allow beer and wine sales within 500 feet of existing residences, and

APPROVAL of CONDITIONAL USE PERMIT NO. 2864R1, 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 Riverside County Comprehensive General Plan.
2. Due to being less than 500 feet from residences, the proposed project is inconsistent with the R-R zoning classification of Ordinance No. 348.
3. The proposed project is compatible with the present and future logical development of the area.
4. The character and intensity of the current project will not be significantly changed by the revised use, nor will the proposal negatively impact area safety.
5. The vicinity of the subject site does not have an over concentration of off-site alcohol licences.
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 the attached environmental assessment, which is incorporated herein by reference.

1. The existing land use on the subject parcel is a retail store and a single family residence.
2. The existing land use on surrounding parcels are single family residences to the west and southeast; and, vacant land to the north and south.
3. The zoning on the subject site is R-R-5.

STAFF REPORT: PC JUNE 4, 1997

CONDITIONAL USE PERMIT NO. 2864R1; VARIANCE NO. 1643

PAGE 3 OF 6

4. In accordance with Ordinance 348, Section 1848 a. (1), the sale of alcoholic beverages for off-premises consumption shall only be allowed in the R-R, C-1/C-P, C-P-S and C-R zones.
5. The project is surrounded by property zoned A-2-10.
6. Unless the retail store contains 20,000 square feet or more, a conditional use permit is required for the sale of alcoholic beverages for off-premises consumption in all zoning classifications excluding the C/V zone.
7. Ordinance No. 348 prohibits the sale of alcoholic beverages within 500 feet of an existing or approved single family residence, or, within 1000 feet of a school, church, public park or playground.
8. Two single family residences, located to the west across Sage Road, are within 500 feet of the subject site (see Exhibit No. "A," Variance No. 1643).
9. There are no schools, churches, public parks or playgrounds within 1000 feet of the subject site.
10. Ordinance No. 348 states that a variance from the ordinance "may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property, of privileges enjoyed by other property in the vicinity that is under the same zoning classification."
11. Within 8 miles of the project site there are 8 alcohol outlets for off premises consumption. Seven are located 6.2 miles north of the proposed use in the city of Hemet. The other is located in an RV park and campground, also in the R-R zone, more than 10 miles to the southwest (see OFF SITE ALCOHOL SALES OUTLETS Exhibit). The campground sells primarily to it's overnight visitors and not typically to area residents and travelers.
12. Staff received 208 signatures, ten form letters, and a personal letter from persons in support of the project. A reason for their support included the long distance to convenience stores in the area.
13. Staff received nine personal letters in opposition to the proposal. Their reasons for opposition were incompatibility, decreased safety, increased traffic, and the close proximity to a nearby school bus stop and residences.
14. Planning Staff finds no additional hazard at the school bus stop caused by the proposed change to the store.
15. The General Plan designation for the project site is Hemet/San Jacinto Land Use Planning Area, Category III.

16. The proposed use is permitted in the Hemet/San Jacinto Land Use Planning Area, Category III designation.
17. The project is surrounded by property which is designated Hemet/San Jacinto Land Use Planning Area, Category III.
18. Environmental Assessment No. 37039 identified few environmental impacts. Those impacts listed in Section III of the environmental assessment will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached agency letters. No other significant impacts were identified.
19. Planning Staff makes the finding of public convenience and necessity regarding the sale of beer and wine from the proposed use. (Added by Planning Staff, 6-17-97)

INFORMATIONAL ITEMS:

1. The project site is not located within:
 - a. a city sphere of influence.
 - b. an Alquist-Priolo earthquake fault hazard study zone or a liquefaction zone.
 - c. a 100 year flood plain, an area drainage plan, or a dam inundation area.
 - d. a California gnatcatcher area, a Stephens kangaroo rat fee area or a core reserve.
2. The project site is located within:
 - a. a General Plan hazardous fire area.
 - b. the Valley-Wide Recreation and Park District.
 - c. the Hemet Unified School District.

FURTHER PLANNING CONSIDERATIONS:

MAY 13, 1997

Conditional Use Permit No. 2864R1 was continued at Planning Commission on April 16 because surrounding residents contended that there were existing residents within 500 feet of the proposed alcohol outlet. Ordinance No. 348 states that alcohol sales are prohibited within 500 feet of existing or approved dwellings, or 1000 feet of a church, public park or playground. The applicant requested the continuance so that they could recheck the distances and, if necessary, submit a variance to allow alcohol sales within 500 feet of the residences. On May 7th, the applicant submitted Variance No. 1643 for the above stated reason.

Variance No. 1643, Exhibit "A," shows adjacent surrounding residences. Two dwellings are located to the west across Sage Road and are 380 and 378 feet from the proposed alcohol outlet. In accordance with the applicant's survey, all other residents are beyond 500 feet. The LAND USE EXHIBIT shows all the uses within 1000 feet. Not including the subject site, ten properties contain single family residences.

Six are vacant. The Congregation of Sacred Hearts owns one of the vacant sites to the southwest of the subject site.

At the initial Planning Commission, a number of opponents made reference to the Congregation of Sacred Hearts facility. Planning Staff found that a religious retreat was approved as Public Use Permit No. 374 in 1978. The PUP was to expire in 1988. Subsequently PUP 638 was submitted to extend the permit. Planning Staff found no record that the new PUP was approved. Staff did a map survey of the two uses and found that the properties are separated by 1100+ feet and their buildings by 1600+ feet (NOTE: The Sacred Heart's structures are located on Parcel 12 which is south of the parcel labeled CONGREGATION OF SACRED HEARTS on the Land Use Exhibit). Thus, there would be no violation of the ordinance requirement to have a minimum of 1000 feet distance between a church and alcohol sales outlets.

Planning Staff made inquiries to the County Sheriff and to the California Highway Patrol regarding alcohol related incidents/accidents and D.U.I.s in the vicinity of the subject site. The Sheriff reported that there have been three D.U.I.s on Sage Road, Cactus Valley Road and State Street between Hemet and Highway 79 since May of 1994. The Highway Patrol reported that between 1986 and May 19, 1997 there were 87 alcohol involved collisions on the same roads. Two accidents had a total of 4 fatalities. One was at Cactus Valley and Sage Road, the other was at Sage and East Benton Road. There were no reported incidents at Hyde Road. However, there were 5 alcohol related accidents at Minto Way. All involved drinking, but only three persons and were legally considered under the influence. Four accidents were at night, the other occurred at 5:00 p.m. in daylight conditions. Two persons complained of pain cause by the accident, one had visible injuries. None of the Minto Way accidents involved pedestrians or persons at the school bus stop.

Staff ran a check with the California Alcoholic Beverage Control Department (ABC) on the subject site. They report that, as of this writing, Census Tract 433.01 (store location) has 11 active ABC licences with 12 available in the tract (those licences are for off site consumption only). Therefore, a finding of "public need and necessity" is not required at this time. Since the nearest adjacent census tract was located on the west side of Sage Road, we checked the concentration there as well. There was only 1 active licence with 4 available on the west side of Sage Road (also off site consumption). As of this writing, the applicant had not applied for a licence. See attached Exhibit "ABC."

Since writing the initial staff report, Staff has received signatures and letters from 228 area residents expressing support or opposition to the addition of beer, wine and propane to the store. Nine were personal letters in opposition to the change. The common theme in their opposition was: incompatibility with the rural setting of the area; and, safety with regard to the increased traffic, a nearby school bus stop, residences and the curves on Sage Road. Staff received one personal letter, ten form letters, and a petition with 208 signatures from persons in support of the project. Their reasons for support include the long distance to convenience stores in the area and their assertion that the County denies very few beer and wine permits. The petition did not state reasons for support. Contrary to one of the letters in opposition, most of the supporting addresses appear to be located along or near Sage Road between Hemet and Highway 79. Opponents locations are indicated on attached Exhibit "SURROUNDING OPPONENTS."

STAFF REPORT: PC JUNE 4, 1997

CONDITIONAL USE PERMIT NO. 2864R1; VARIANCE NO. 1643

PAGE 6 OF 6

The Hemet Unified School District reports that the nearest school bus stop is located on the east side of Sage Road at the intersection of Sage and Minto Way. Minto Way is located 1300+ feet south of Hyde Road and the store location. The topography between Minto Way and the subject use is moderate. Hills and road curves prevent line of sight between the two locations. Due to the distance between locations, and the fact that the permit is for off site consumption, Planning Staff finds that the addition of beer wine and propane at the store will be not be a safety factor at the school bus stop.

Staff had County Fire Department run a check for a propane permit. As of this writing, the Fire Department had no permit for the store's location. The Fire Department did imply that their records might be incomplete. Upon Staff inquirey, the applicants representative confirmed that no propane permit existed. It should be noted, excluding alcohol products, land use permits for retail sales normally allow most legally salable items. However, in their approval of CUP 2864, the Board of Supervisors specifically excluded propane and alcohol sales (see the attached staff report and conditions of approval).

C:\FILES\WP\TM2\CUP\2864R1S.WPD

MAF/MAF

Date Created: 4/1/97

Date Revised: 6/17/97

Zoning District: Hemet/San Jacinto
Supervisory District: Third
E.A. Number 30699
Regional Team No. II

CONDITIONAL USE CASE NO. 2864
Planning Commission: 10-1-86
Continued from: 8-20-86
Agenda Item: No. 3

**RIVERSIDE COUNTY PLANNING DEPARTMENT
STAFF REPORT**

1. Applicant: Robert and Judy Peterson
2. Representative: Robert and Judy Peterson
3. Type of Request: To convert an existing feed store into a grocery store, and to construct a new building for the sale of feed and seed. Also a propane facility for sales, an open air nursery for retail plant sales, and pet shop.
4. Location: Easterly of Sage Road, southerly of Cactus Valley Road.
5. Existing Zoning: R-R-5
6. Surrounding Zoning: A-2-10, A-P
7. Site Characteristics: Slightly sloping open area extending upward towards rolling hills.
8. Area Characteristics: Heavy agricultural uses
9. General Plan Elements: Land Use: Category III
Open Space/Cons: Not Designated as Open Space
Total Acreage: 8.63 acres
10. Agency Recommendations: See letter dated:
Road: 7-09-86
Health: 7-10-86
Flood: 7-10-86
Fire: 5-22-86
Bldg. & Safety: 6-11-86
11. Letters: Opposing/Supporting: 1 letter in support, 2 letters in opposition.
12. Sphere of Influence: Not within a City Sphere

ANALYSIS:

Project Description:

Conditional Use Permit No. 2864 is a request to convert an existing feed store to a convenience-type grocery store. The applicant proposes to obtain a liquor license for the sale of beer and wine. The application also proposes to construct a new building for the sale of feed and seed, a propane facility for retail propane sales, an open air nursery for retail sales, and a pet shop.

APPROVED BY THE BOARD OF SUPERVISORS
ON FEBRUARY 17, 1987

CONDITIONAL USE CASE NO. 2864
Staff Report
Page 2

The project site currently contains a feed store, a covered hay barn, an agricultural mobilehome and a stick-built single family residence. Surrounding land uses are vacant lots, scattered mobilehomes, tilled fields and a poultry ranch. The site is zoned R-R-5, and surrounding lots are zoned A-2-10.

Project Background:

The current zoning for the subject property was established through Change of Zone No. 4562. At the hearing for Change of Zone 4562, the applicant stated that he had submitted the zone change in order to allow the construction of a grocery store on the subject site. Planning Staff recommended denial of the request for C-P-S zoning, but recommend approval of the R-R zoning. The applicant submitted a petition with 101 names in support, and two people spoke at the hearing in opposition to the purposed zone change. The Planning Commission denied the C-P-S request and approved the R-R zoning.

Environmental Analysis:

Environmental Assessment No. 30699 indicated that the site is not subject to any significant environmental concerns. The site does lie within the Mount Palomar Observatory Outdoor lighting policies.

Project Consistency and Compatibility:

The project lies within the Hemet/San Jacinto Land Use Planning Area. The Open Space and Conservation Element of the Comprehensive General Plan defines the site as Areas Not Designated as Open Space. Review of the Land Use Element of the Comprehensive General Plan designates the site as Category III. The site does contain an existing feed store, and the proposal constitutes an expansion of that existing use. The other proposed uses, the grocery store and liquid propane sales, are allowed, or compatible with allowed uses, through the issuance of a conditional use permit.

Due to the existing feed store and the lack of other convenience commercial land uses in the vicinity, the project provides a needed service and is compatible with area development.

Planning Staff has received one letter in support of the project, two letters in opposition since the writing of this staff report. Copies of the letters have been inserted into this package.

FINDINGS:

1. Conditional Use Permit No. 2864 is a request to expand an existing feed store and to establish a grocery store, liquid propane sales and open air nursery.
2. Surrounding land uses are vacant lots, scattered residences, tilled fields and a poultry ranch.
3. Surrounding lots are zoned A-2-10 and A-P.
4. The Comprehensive General Plan calls for Category III land uses.
5. The site is not subject to any major environmental concerns.

CONCLUSIONS:

1. The proposal is consistent with the General Plan.
2. The proposal is compatible with area development.
3. All environmental concerns can be mitigated.
4. The proposal will provide a needed service to area residents.

RECOMMENDATIONS:

ADOPTION of a Negative Declaration for Environmental Assessment No. 30699, based on the conclusion that the proposed project will not have a significant effect on the environment; and

APPROVAL of Conditional Use Permit No. 2864, subject to the conditions of approval, based on the findings and conclusions incorporated in the Staff Report.

FURTHER PLANNING CONSIDERATIONS:

OCTOBER 1, 1986

Conditional Use Permit No. 2864 has been continued from the August 20, 1986 Planning Commission hearing to the October 1, 1986 meeting. Commissioner Donahoe requested a continuance due to the fact that certain people who asked that they be notified of any public hearing related to the subject site were not notified. Commissioner Donahoe also requested that Staff take a closer look at the level of service for Sage Road; the amount of traffic using Sage Road; and visibility concerns.

The Circulation Element of the Comprehensive General Plan shows that portion of the Sage Road running along the project site as a 110' right of way Arterial Highway. The design capacity of the Sage Road is rated at 13,000 vehicles per day, and the current traffic estimates for this portion of Sage Road is considerably below capacity.

Planning Staff has been informed by the Road Department that their Staff would look into these and the aforementioned concerns in more detail and present the results at the Planning Commission on October 1, 1986.

With that, Staff would like to continue to recommend:

ADOPTION of a Negative Declaration for Environmental Assessment No. 30699, based on the conclusion that the proposed project will not have a significant effect on the environment; and,

APPROVAL of Conditional Use Permit No. 2864, subject to the conditions of approval, and based on the findings and conclusions incorporated in the Staff Report.

DM:aea
9-23-86



RIVERSIDE COUNTY PLANNING DEPARTMENT
CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 2864
Project Description: Conversion of
an existing feed store to a grocery/feed store
Assessor's Parcel No. 470-080-046
District/Area Hemet/San Jacinto

This approval shall be used within two (2) years of approval date; otherwise it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within the two (2) year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval.

1. The development of the premises shall conform substantially with that as shown on plot plan marked Revised Exhibit A#1, or as amended by these conditions.
2. 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.
3. Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
4. The applicant shall comply with the street improvement recommendations outlined in the County Road Department transmittal dated 7/9/86, a copy of which is attached.
5. Water and sewerage disposal facilities shall be installed in accordance with the provisions set forth in the Riverside County Health Department transmittal dated 7/3/86, a copy of which is attached.
6. Flood protection shall be provided in accordance with the Riverside County Flood Control District transmittal dated 7/10/86, a copy of which is attached.
7. Fire protection shall be provided in accordance with the appropriate section of Ordinance 546 and the County Fire Warden's transmittal dated 5/22/86, a copy of which is attached.
8. All landscaped areas shall be planted in accordance with approved landscape, irrigation and shading plans prior to the issuance of occupancy permits. An automatic sprinkler system or drip system shall be installed and all landscaped areas shall be maintained in a viable growth condition. Planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches.

APPROVED BY THE BOARD OF SUPERVISORS
JANUARY 17, 1987
CH

9. Prior to the issuance of grading or building permits, 5 copies of a Parking, Landscaping and Irrigation Plan shall be submitted to the Planning Department for approval. The location, number, genus, species and container size of the plants shall be shown.

10. A minimum of 15 parking spaces shall be provided in accordance with Section 18.12, Riverside County Ordinance No. 348. The 15 parking spaces shall be shown on the Landscaping, Irrigation and Shading Plan. The parking area shall be surfaced with decomposed granite compacted to a minimum thickness of three (3) inches treated with not less than $\frac{1}{2}$ gallon per square yard of penetration coat oil, followed within six months by an application of $\frac{1}{2}$ gallon per square yard of seal coat oil.

11. A minimum of one handicapped parking spaces shall be provided. Each parking space reserved for the handicapped 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 in size with lettering not less than 1 inch in height, which clearly and conspicuously states the following:

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

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

12. Prior to the occupancy or use hereby permitted, the applicant shall obtain clearance and/or permits from the following agencies:

Road Department
Environmental Health
Fire Department

Planning Department
Riverside County Flood Control

Written evidence of compliance shall be presented to the Land Use Division of the Department of Building and Safety.

13. Prior to the issuance of building permits the following additional and/or revised plans shall be submitted for Planning Department approval:
Signing Program
Landscaping and Irrigation Plans
Parking and Circulation Plans
14. Building elevations and floor plans shall be in substantial accordance with that shown on Exhibit "B".
15. Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.
16. One (1) trash enclosure which is adequate to enclose a total of two (2) bins shall be centrally located within the project, and shall be constructed prior to the issuance of occupancy permits. Each enclosure shall be six feet in height and shall be made with chain link fencing and landscaping which screens the bins from external view.
17. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of occupancy permits.
18. The property is located within thirty (30) miles of Mount Palomar Observatory. Light and glare may adversely impact operations at the observatory. Outdoor lighting shall be minimized, especially during the late night and early morning hours. All outdoor lighting shall be from low pressure sodium lamps that are oriented and shielded to prevent direct illumination above the horizontal plane passing through the luminare.
19. Prior to the issuance of a building permit an outdoor lighting plan shall be submitted for Planning Director approval showing the location, and type of lighting fixtures. The outdoor lighting shall be installed prior to the issuance of occupancy permits.
20. All existing structures on the subject property shall conform to all of the applicable requirements of Ordinance 348.
21. Prior to issuance of occupancy permits, all required landscape planting and irrigation shall have been installed and be in a condition acceptable to the Director of Building and Safety. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and in good working order.
22. This approval shall become null and void on August 20, 1996.
23. Prior to occupancy or any use allowed by this permit, all of the foregoing conditions of this conditional use permit shall be complied with.

CONDITIONAL USE PERMIT NO. 2864

Conditions of Approval

Page -4-

24. The approved uses in CUP 2864 shall include a feed store, nursery and grocery store. In keeping with the intent to respond to the needs of the rural residential area, no use requiring a special permit shall be pursued on this property. This condition excludes the sale of propane and alcoholic beverages of any kind. (Added by Board of Supervisors).
25. Prior to any construction of building permit application, a detailed plot plan shall be submitted to the Planning Director for his approval. The plot plan shall include:
 - a. All recorded easements and their relationship to proposed buildings, driveways and parking.
 - b. All building proposed to implement the approved uses and their relationship to landscaping, driveways and roadways consistent with County ordinances.
 - c. A landscaping plan consistent with rural area and County ordinances.
 - d. The useable alignment of a 1/2 width road (Hyde) to be dedicated to serve properties to the east and to be reviewed and approved by the Road Department. (Added per Board of Supervisors).
26. Hours of operation shall be between 6:00 am and 7:00 pm. (Added per Board of Supervisors).
27. A dust control plan shall be submitted with the plot plan including paving of driveway apron at R-3 with materials identified, subject to approval of the Road Department. (Added per Board of Supervisors).
28. Lighting shall be hooded to direct light onto property. (Added per Board of Supervisors).
29. The project shall conform with the Riverside County Sign ordinance. (Added per Board of Supervisors).
30. The property owner shall not allow outdoor events or activities that are not expressly allowed by this permit. (Added per Board of Supervisors).
31. All conditions shall be completed prior to final building permit. (Added per Board of Supervisors).
32. This permit shall be reviewed for compliance one year after issuance of final building permits. (Added per Board of Supervisors).
33. Any violation of these conditions will nullify this permit. (Added per Board of Supervisors).

DM:et,aea,bc
2/17/87

CUP 2864

This case is a classic example of competing interests. I respect both the Planning Commission's denial in recognition of the rights of residents to retain a rural atmosphere and the staff's original recommendation of approval in recognition of convenience that a small store would extend to residents from Cactus Valley to Aganga. In trying to balance these interests I have attempted to develop conditions that would help the project fit in. To this end, these conditions are proposed to allow the project while making it compatible with a rural residential area and to reflect the concerns and desires of supporters and opponents.

1. The approved uses in CUP 2864 shall include a feed store, nursery and grocery store. In keeping with the intent to respond to the needs of the rural residential area, no use requiring a special permit shall be pursued on this property. This condition excludes the sale of propane and alcoholic beverages of any kind.
2. Prior to any construction or building permit application, a detailed plot plan shall be submitted to the Planning Director for his approval. The plot plan shall include:
 - a. All recorded easements and their relationship to proposed buildings, driveways and parking.
 - b. All building proposed to implement the approved uses and their relationship to landscaping, driveways and roadways consistent with County ordinances.
 - c. A landscaping plan consistent with rural area and County ordinances.
 - d. The useable alignment of a 1/2 width road (Hyde) to be dedicated to serve properties to the east and to be reviewed and approved by the Road Department.
3. Hours of operation shall be between 6:00 am and 7:00 pm.
4. A dust control plan shall be submitted with the plot plan including paving of driveway apron at R-3 with materials identified, subject to approval of the Road Department.
5. Lighting shall be hooded to direct light onto property.
6. The project shall conform with the Riverside County Sign ordinance.
7. The property owner shall not allow outdoor events or activities that are not expressly allowed by this permit.
8. All conditions shall be completed prior to final building permit.
9. This permit shall be reviewed for compliance one year after issuance of final building permits.
10. Any violation of these conditions will nullify this permit.

Kay Ceniceros

Supervisor Kay Ceniceros
Third District

3.20

Supervisor Stone
District 3

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP02864R2
VICINITY/POLICY AREAS

Date Drawn: 12/08/2009
Vicinity Map



Zoning District: Hemet-San Jacinto
Township/Range: T6SR1W

Section: 13

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 further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200 (Western County), or in Indio at (760) 863-5277 (Eastern County) or website at www.co.riverside.ca.us/index2.html.



Assessors Bk. Pg. 470-06
Thomas Bros. Pg. 871 E6
Edition 2009

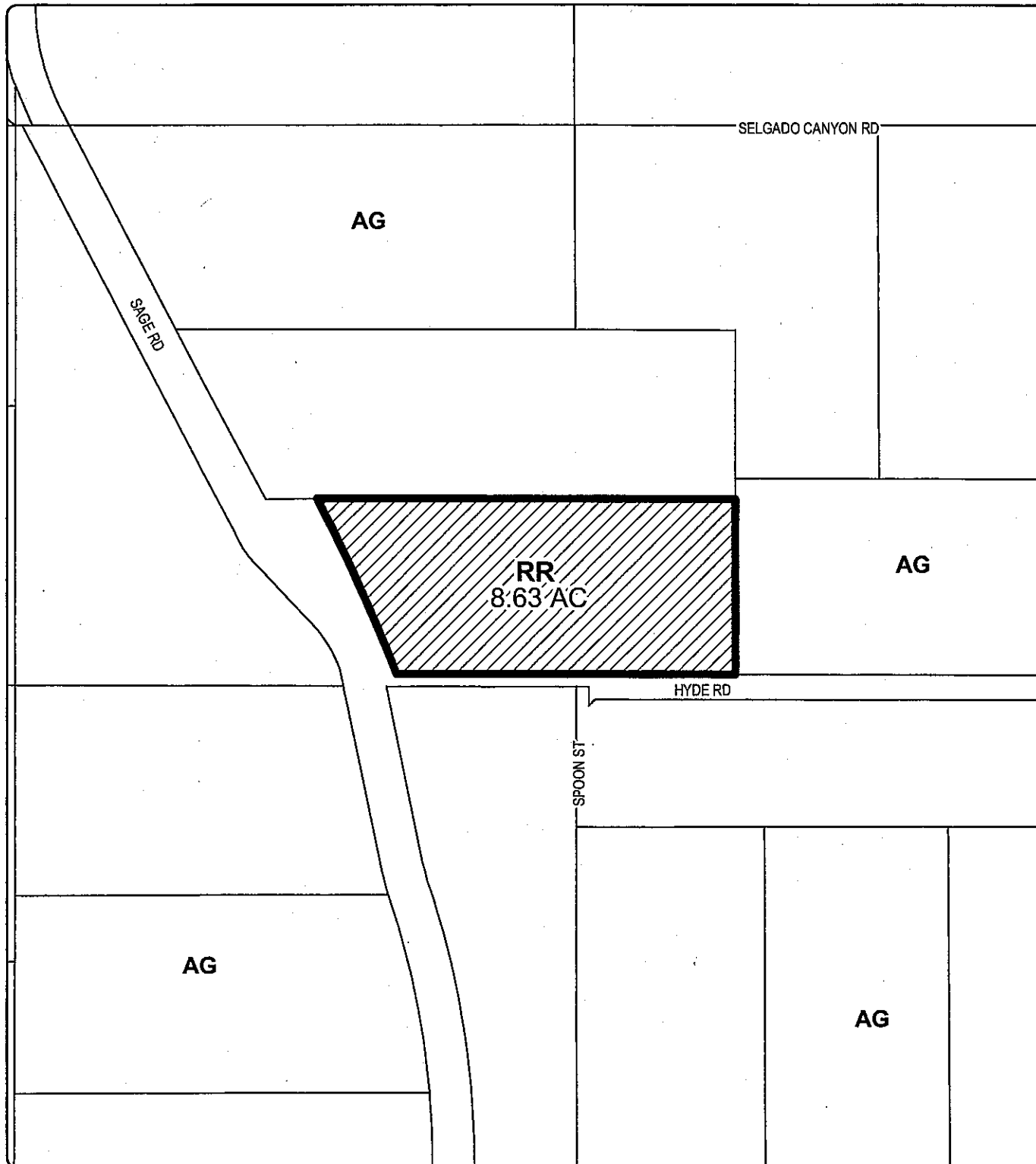
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02864R2

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 12/08/2009
Exhibit 5



Zoning District: Hemet-San Jacinto
Township/Range: T6SR1W
Section: 13

Assessors Bk. Pg. 470-06
Thomas Bros. Pg. 871 E6
Edition 2009

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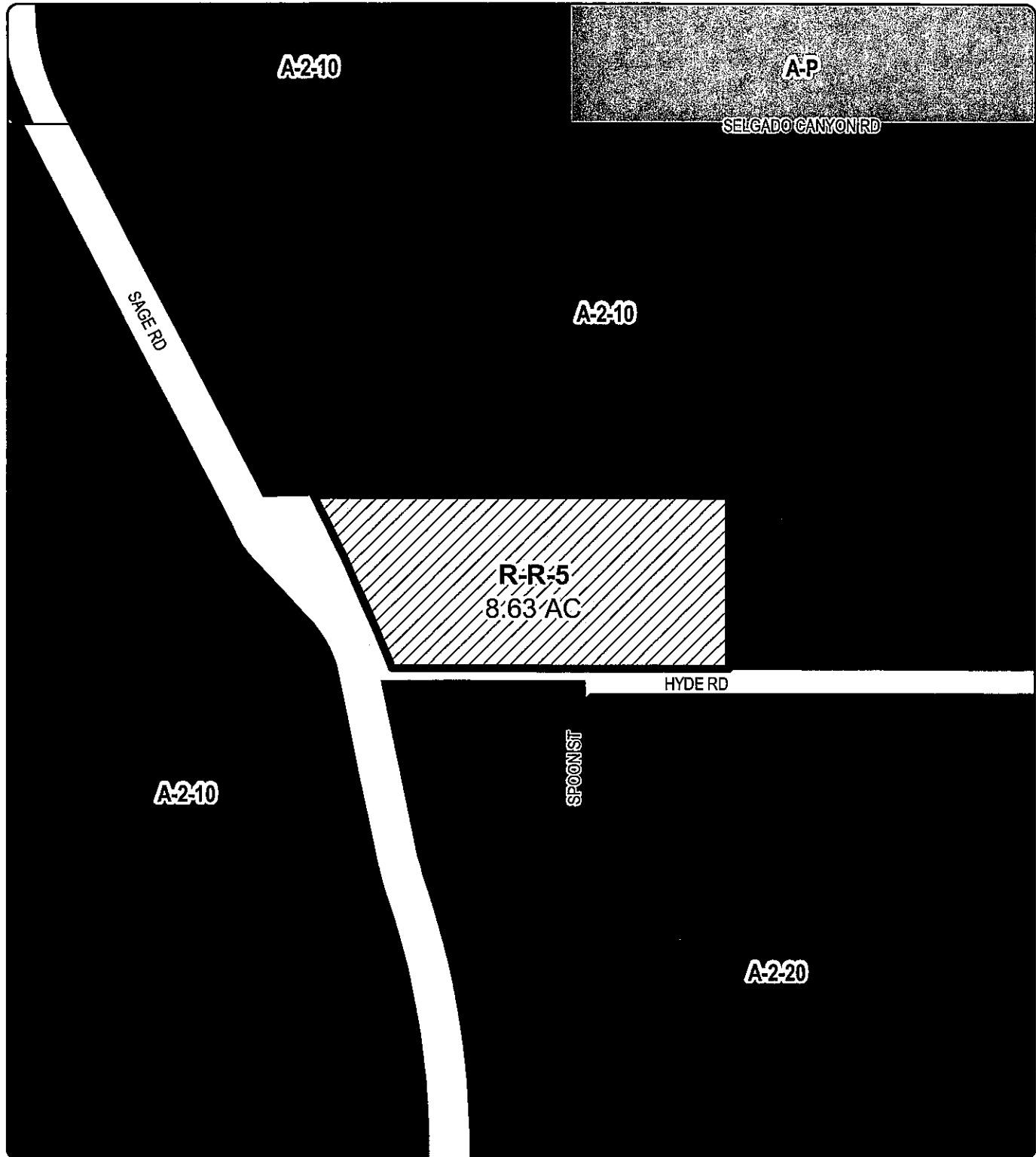
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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02864R2
EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 12/08/2009
Exhibit 3



Zoning District: Hemet-San Jacinto
Township/Range: T6SR1W
Section: 13

Assessors Bk. Pg. 470-06
Thomas Bros. Pg. 871 E6
Edition 2009



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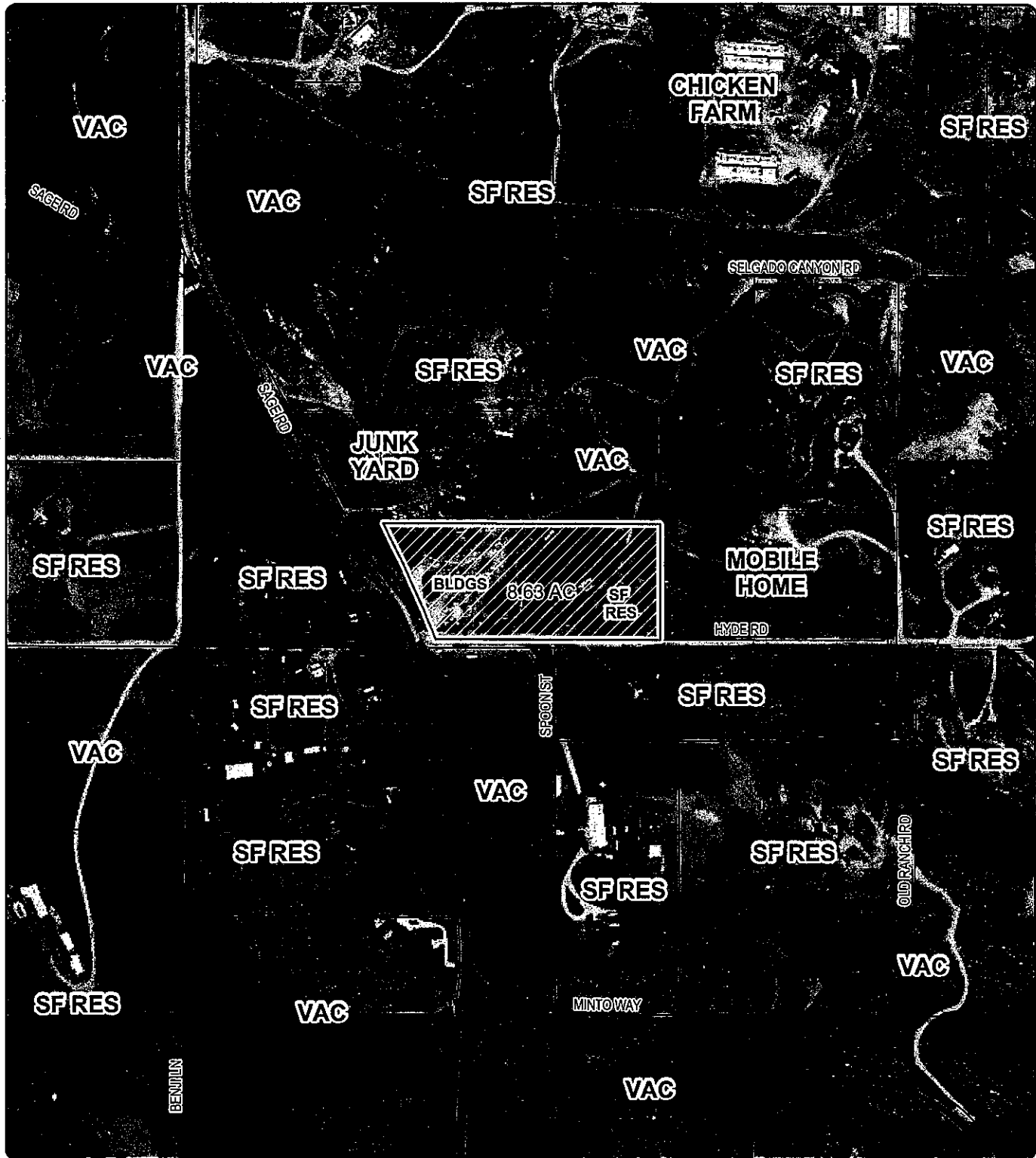
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02864R2

LAND USE

Supervisor Stone
District 3

Date Drawn: 12/08/2009
Exhibit 1



Zoning District: Hemet-San Jacinto
Township/Range: T6SR1W
Section: 13

Assessors Bk. Pg. 470-06
Thomas Bros. Pg. 871 E6
Edition 2009



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0 187.5 375 750 1,125 1,500 Feet

PARKING LOT CALC.

1 SPACE / 200 SQ.FT. OF GROSS FLOOR AREA
STANDARD PARKING SPACES
TOTAL PARKING SPACES
8 EA.
1 EA.
7 EA.

EXISTING BUILDING DESCRIPTIONS:

BUILDING DESCRIPTION	SIZE
A FEED STORE	1,470 SF (60'x24.5')
B WATER TANK & WELL AREA	440 SF (20'x22')
C BIRD COOPS (REMOVED)	572 SF (27'x25')
D FEED BARN	1,104 SF (34.5'x32')
E SILENCE	1,180 SF (40'x29.5')
F CHICKEN COOP	558 SF (31'x18')
G PROPANE AREA	228 SF

LEGAL DESCRIPTION:
49. PAGE 47 OF INVERSIDE COUNTY RECORDS SEC. 13, T. 6S, R. 1W

ACRES:
8.3 AC.

ADJACENT PROPERTIES:
TOULAS, BESS, AND BLUE COORDINATES
PAGE 81 E-4, 1988 EG.

EXISTING ZONING:
R-R-S

EXISTING LAND USE:
FEED STORE/COUNTRY STORE W/GTSITE
BEER & WINE SALES

UTILITIES:
-WATER -WELL
-SEWER -SEPTIC TANK
-ELEC. -C.C.L.
-TELEPHONE -CIR

ENVIRONMENTAL NOTE:
NO EXISTING OR PROPOSED SEPTIC TANK (B' X 5' X 5')
SEPTIC TANK IS BORIED 1.5' FROM SURFACE

DEVELOPMENT:
IDEALIZED SQUARE - COUNTY OF INVERSIDE
COMMUNITY AREA MAP 322 SW
CONTROR INTERVAL - 20 FEET

****PROPERTY NOT SUBJECT TO ANY GEOLOGIC HAZARD AND NOT WITHIN A SPECIAL STUDIES ZONE.**

REVISED PERMIT #2864 RI
REVISED PERMIT #2864 RI

PLANNING SERVICES:
K... PLANNING SERVICES
3212 REATTY DRIVE
INVERSIDE CALIFORNIA 92344
TEL: (951) 744-0000 FAX: (951) 744-0000

PROPERTY OWNERS:
ARLYNNE J. GUNDO
12200 SUE ROAD
INVERSIDE CALIFORNIA 92344

C.U.P. No. 2864

MCCARTHY MAP
PAGE 47 OF INVERSIDE COUNTY RECORDS
SEC. 13, T. 6S, R. 1W
N.T.S.

[illegible]

02/10/10
09:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP02864R2

Parcel: 470-060-047

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to extend the life of an existing 1,470 sq. ft feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20). All structures and improvements exist onsite.

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 CUP02864R2. 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. 2864, revised Permit No. 2, shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 2864, revised Permit No. 2, Exhibit A, Amended No. 1, dated 11/19/09.

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - COMMENT/CONDITION RECOMMND

Provided the only changes are those indicated: to extend the life of an existing minimart with approved sales of propane and off-premises beer and wine, the Grading Division has no objection to approval of this application.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - GENERAL COMMENTS

RECOMMND

This facility is currently under permit with DEH for the operation of a food facility as well as a community water system. It is the responsibility of the owner/operator to comply with all required standards and regulations.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE NO OBJECTION

RECOMMND

Conditional Use Permit 2864R2 proposes to extend the life to the permit for an existing mini mart with approved sales of propane and off premises bear and wine in Hemet area. The project site is located north of Hyde Road, and east of Sage Road.

The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There is a watercourse with a watershed of 16 acres that traverses the property from southeast and impacts the existing mini mart.

Since the revised permit is to extend the life of the project and no new structures are being proposed, or constructed, the District does not object to this proposal.

It should be noted the site is located within the bounds of the Salt Creek Channel/South Hemet Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Since no new impervious area is proposed no ADP fees are due at this time.

PLANNING DEPARTMENT

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

RECOMMND

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

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

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CONDITIONAL USE PERMIT Case #: CUP02864R2

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 6 a.m. to 9 p.m., [Monday through Sunday] in order to reduce conflict with adjacent [residential] zones and/or land uses.

10.PLANNING. 5 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), [General Retail, one space per 200 sq. ft. of floor area].

10.PLANNING. 6 USE - MAINTAIN LICENSING RECOMMND

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

10.PLANNING. 7 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

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CONDITIONAL USE PERMIT Case #: CUP02864R2

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 45 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. 9 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. 10 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. 11 USE - BEER & WINE RESTRICTIONS

RECOMMND

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

a. Only beer and wine may be sold.

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

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - BEER & WINE RESTRICTIONS (cont.) RECOMMND

adequate training for all employees at the location as to these matters.

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

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

e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

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

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

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

10.PLANNING. 12 USE - NO USE PRPSED LIMIT RECOMMND

The balance (undeveloped) portion of the property, APN 470-060-047, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 13 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

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - ORD 810 O S FEE (1) (cont.)

RECOMMND

"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. 14 USE - BUSINESS LICENSING

RECOMMND

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

10.PLANNING. 16 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.

10.PLANNING. 17 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. Towed vehicles may be reclaimed at ____ or by telephoning

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

____."

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.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, 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. 3 USE - NO ADD'L ON-SITE R-O-W

RECOMMND

No additional on-site right-of-way shall be required on Sage Road since adequate right-of-way exists.

10.TRANS. 4 USE - COUNTY WEB SITE

RECOMMND

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

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C. ADDITIONAL USE PERMIT Case #: CUP02864R2

Parcel: 470-060-047

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT

20.EPD. 9

EPD - MSHCP CONSERVATION EASEM

RECOMMND

WITHIN 90 DAYS OF PERMIT APPROVAL THE PROJECT MUST FINALIZE THE REQUIRED CONSERVATION EASEMENT DETERMINED UNDER HANS 1972 AND PROVIDE DOCUMENTATION TO EPD (ENVIRONMENTAL PROGRAMS DEPARTMENT). THIS CONSERVATION EASEMENT AREA IS FOUND ON THE FINAL EXHIBIT FOR HANS 1972/CUP02864R2 DATED 3/10/09.

We, the undersigned, are neighbors and/or customers of Diamond Valley Market, and are in favor of them staying in business. ~~Le~~ extending the life of their Conditional Use Permit in perpetuity.

Printed Name

Signature

Address

1) Jackie Nouwels

Jackie nouwels

30900 Red mt Road
Hemet, CA 92544

This Store is The
Only Store in This
Area. We all need
IT. Please keep this
Store open. Thank-ye
951-767-1700

2) Stacey Roe

Stacey Roe

951 (764-5417) I need this
Store for good for my
horses

3) Robert Rehmer

Robert Rehmer

Hay 4 My Horses

4) Doyle Henninger

Doyle Henninger

42750 minto wy
Hemet CA 92544

5) Barbara Patton

Barbara Patton

33085 Chameleon Rd
Hemet CA 92544

This store is very
convenient for the people
in the area.

We, the undersigned, are neighbors and/or customers of Diamond Valley Market, and are in favor of them staying in business, ~~Le~~ extending the life of their Conditional Use Permit in perpetuity.

Printed Name

Signature

Address

Scott Ferguson

S. Ferguson

32450 WEBER WAY HEMET. 92544
WE NEED THIS STORE FOR US
AND OUR ANIMALS. IT IS A
GREAT STORE WITH GREAT PEOPLE.

Mike Lockmiller

Mike Lockmiller

42215 OAK CRY RD
HEMET CA
WE REALLY REALLY NEED THIS
STORE

Veronica Lopez

V Lopez

43011 Minto Way
Hemet, CA 92544

STEVE
LEDRAW

Steve Ledraw

42555 E IDENFON RD
HEMET 92544

Douglas
Tibbits

Douglas Tibbits

31550 Sage Rd
Hemet, Ca 92544

Kenneth
Jordan
(mailman)

Kenneth Jordan

25585 New Chicago Av - unit I
Hemet CA 92544

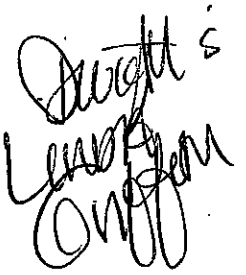
Fred
Hernandez

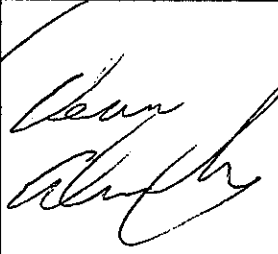
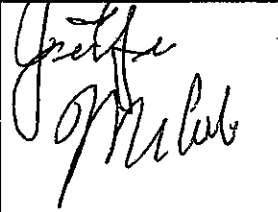
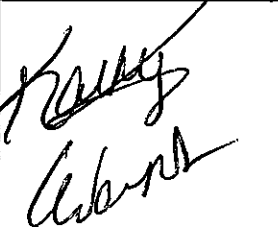
Fred Hernandez

47645 DWER WAY
HEMET, CA 92544

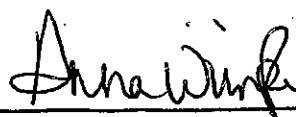
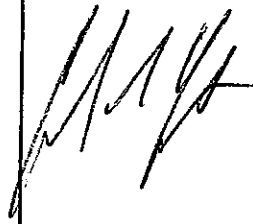
③ NAME	Signature	Address/Phone Comment
T. RY WALLACE	Terry Wallace	40485 NEWPORT HEMET CA 92544 PH# 951-237-2220 18 YEARS I HAVE COME HERE INSTEAD OF BIG BOX STORE MUST REMAIN OPEN
④ Marsha Reites	[Signature]	32225 Sage Rd HEMET CA 92543 I came here daily instead of going to town. Very convenient this store.
⑤ MARSHALL BRIGGS	[Signature]	P.O. BOX 390525 ANZA CA 92539 GOOD STORE
⑥ [Signature]		40490 VISTA HEMET
⑦ JOAN NEGRETE	J. L. Negrete	34481 SYCAMORE SPRINGS RD I ALSO SHOP HERE, IT IS CLOSER THAN TOWN, CONVENIENT, TRUST WORTHY RELIABLE PLEASE DO NOT CLOSE...

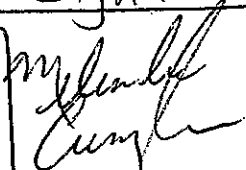
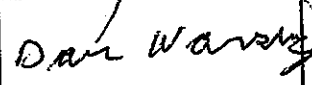
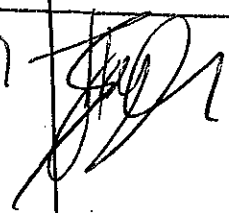
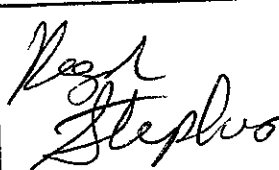
NAME	Signature	Address / Phone	Comment
1) Jim Rizzo	<i>Jim Rizzo</i>	41600 Minto way Hemet Ca, 92544 951 767 0338	
2) Greg Vasquez	<i>Greg Vasquez</i>	32974 Sage rd Hemet ca 92544	Its nice to have a store as friendly to us and cannot leave them alone
3) Ernest A. Kusby Jr	<i>Ernest A. Kusby Jr</i>	44435 Al Glen Rd.	
4) Rhonda Therrien	<i>Rhonda Therrien</i>	4300 Wilson Valley rd Hemet	We need this store in 25% Our area. Here we have been buying our feed 25%
5) Andra Dunn	<i>Andra Dunn</i>	4555 BERKLEY AVE HEMET 92544	THIS STORE IS NECESSARY & MANDATORY TO THIS AREA

NAME	Signature	Address / phone	Comments
3 HOWARD ZIMMERMAN		49050 LAKE CAUFON DR AGUA CALiente CA 92536 951-763-4801	
4 Dwight's Law Ortiz		45175 EL Ranchito Agua Caliente 92536 951 767 2512	WE NEED this Store 😊
5 Dawn Parks		34700 Empty Saddle Tr. Hemet CA 92544	Stop putting america out of work we need this feed store.
6 Robert Franco		44135 Perryman Ln	
7 Eliberto			
8 Sergio Dance		41455 Cactus Valley Rd	We need this store because is close to mi

NAME	Signature	Address/ phone	Comment
① Cristina		45500 Red Mountain Hemet, CA. 92549	I own horses/cows and always like to have the owners the good friends with us also the customers
② DEAN ALEXANDER		RD. Box 390025 Ana, Ca 92539	This store is a very convenient place to stop on my way home for short supplies
③ Jennifer icomb		42748 Fress Rd AGUANGA CA 92536	We get a lot of animals supply here and would love to keep our country store
② Robert Rodriguez		42050 Leo Rd Hemet CA 92544 	
③ KATHY EVANS		37128 WAYWARD RD. HEMET, CA 92544	I'VE BEEN BOTH KEED HERE OVER 20 YEARS. I, ALON W/ SEVERAL HUNDRE W/ SEVERAL HUNDRE NEED THIS

NAME	Sign	Address / phone	Comment
4) R+MR, V. MS H R. Barlow JANUS?	37131 MESA Tereula HANS H HANS H	951 234-4178	WE <u>MUST</u> Keep our LOCAL FEED + FOOD STORE!!
5) add JANUS	SS/Incapense	42771 DOE LN, HEMET CA.	WE MUST KEEP THIS FEED STORE OPEN do to FEED, BEGI Cigs. AND to KEE OUR FRIENDS HER.
6) Jesus	Jesus Perez Quinte	42955 Minto Way	necesito comida para los amigos les no la siempre
7) Tom Mink	Tom Mink	53651 US Hwy 371 ANZA CA 92539	A MUST SRP BETWEEN ANZA & HEMET
8) Pamela Smith	Pamela Smith	33600 Sage Rd. Hemet, CA 92544	This store is A must. I shop for stuff here all the time. Keep Open!
9) Mary Wright	Mary Wright	40890 Reseda Springs Rd Hemet, CA 92544	We need a support our local store - it is a <u>must</u> for our area, and run by Mary Wright

Name	Signature	Address / phone	Comments
(1) Tosca Perez		4145 COLTOS VALLEY RD	need to buy beer and Food need Tank
(H) Anna Winsten		42480 E Benton Rd Hemet CA 92544	Horse food dog shots + smokes
(2) Roger Hubert	8555 copenhagen st Hemet	Roger Hubert	Cigarette Beer
(3) John Zulewski John Zule		41635 Minto Way Hemet CA 92544	NEED STORE PROPANE, FOOD, etc.
(5) Tony Moreno Minto Way Hemet Ca.	1164 So. Vestimiglia 29751 RED MOUNTAIN RD	(46) DAN DUGGLER 44568 1/2 Oak Glen SAGE CA 951-767-8888	THIS STORE IS THE ONLY WAY OUR RANCH CAN SERVE WE CANNOT GO ANY THE WAY TO Hemet FOR OUR SUPPLY
(F) Carlos CASTRO		39115 Calle Sesouma Temecula CA 92592	Need store Great people Feed For Anim Food etc

NAME	Signature	Address/ phone	Comments
Nelda Cunningham		42725 E Benton Henet CA 92544	Feed store + other supplies Closest store near Sage/Teneva
Danny Wapshire		37128 Wapshire Rd Henet CA 92544	20 years in store
Samuel Boyer		31730 Sage Rd Henet CA 92544	its helpful to have a store close to our house. The next store is 8.5 miles away
RAY CORUESE		31850 Sage Rd Henet	IT NICE TO HAVE THE STORE
Phillip Drake		30760 Red mountain Henet	Nice to have store by house
Daryl Stillman		41055 SYCAMORE GROVE SAGE CA. 92544 767-2197	CLOSE FOR GOODS & FEED WE NEED THEM
Roger STEPHENS		33975 Sage Rd Henet Calif. 92544 767-1418	LET THESE PEOPLE LIVE. AND QUIT YOUR POLITICS. WE NEED THIS LITTLE MARKET & FEED STORE!

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

Printed Name	Sign/Phone	Address	Comments
GLEN W WILSON	1-951-767-1347 <i>Glen W. Wilson</i>	P.O. Box 2050 Hemet	I have used this store for over 30 years. Set small business alone to survive. This store saves me many miles & gasoline
3-14-09 Luis Valdivia <i>[Signature]</i>	Luis 951-7667 13-84		Serviera Borito comida para Animales. =
Sebastiaan	951-385-5260 Sebastiaan	Hemet	Like store for buy food feed, Beer. Serviera Comida sigarro =
Laura Algranati	951-767-3485 <i>[Signature]</i>	P.O. Box 205 Hemet	I have been coming to this store since it opened. I need this store. They do not need Landscaping or fancy stuff. This is the → Honey!

They should not pay for Sage Rd. improvements.
They are not Hyde Rd. If they pay for Sage
Rd. so should every one on Hyde Rd. The
County is out of line in this issue!

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

NAME	Phone	Address	Comment
Ray Young Vendia Young	951-658-6428 951 658 6428	40048 Walnut 40048 Walnut	Wanted This Store This store is valuable to the community
Jill Sandras	951 767 0743	30567 Rodman	NEED THIS STORE
Jill BERNAL	951-591-4612	41876 HYDE RD	THIS STORE IS AN ASSET TO THE COMMUNITY. THE NEXT CLOSEST STORE IS 8-9 MILES AWAY.
Nikki Kemp	951-7670088	Sycamore Springs	We need This Store
BARRY WINDH	951-767-2306	42650 DEER WY	KEEP THIS STORE
MARIENE WINDH	951-767-2306	42650 DEER WY	WE NEED THIS STORE

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

NAME	Phone	Address	Comment
Amy Adams	(951) 925-4353	40854 GIBBEL R.D.	GOOD SERVICE AND ALWAYS NICE.
Jeanine Ferris	951 767 3284	43295 Minto Way Hemet, CA 92544	Keep the hard working "little guys" in business that is the back bone of this NATION

NAME	Phone	Address	Comment
SIL Negrete JANNY AVILES	562 453 9020	34981 SYCAMORE SPRING SAME AS ABOVE	we need this store to survive <u>CONVENIENCE!</u>

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. ~~extending~~ the life of their Conditional Use Permit in perpetuity -

NAME	Phone	Address	Comment
Becky Reilly	951-852-5774	33871 OAK DR Hemet, Ca 92544 This is a <u>country</u> STORE not WALMART	WE NEED OUR LITTLE STORE !! Do not put them out of Business By charging outrageous Fees for Improvement
ROBERT ALLEN	951 333-8005	32012 SAGE RD HEMET CA 92544	
DEAN WOOD	949 280-4030	43150 OSAGE RD	
Jose		Sage Road - Hemet	Necesito Considerar Pap. FAMILIA Todos Los dias
Saul		3223 SAGE RD.	Sal Lyman Necesito Comida para mi familia todos los dias.
Marcela Ibanez	951- 767-0727	42955 Minto Way Hemet CA	We need the Store to buy the food for our animals. every day.

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

NAME	phone	Address	Comment
Norma Merzquita	(951) 760-2057	42955 minto wy Hemet CA 92544	we need the Store to buy food.
Frank Tyler	659-2065	31812 Fir st. Mt Center	We need the Store only one around without going to town
William	(951) 796,3640	714 Whittier AVE Hemet CA 92543	SE NECESITA LA TIENDA ES MUY NECESARIA PARA LO NECESARIO DIARIAMENTE.
GARY Purcell	(951) 767-7677	41310 Bell Pluffe Hemet CA 92544	NEED STORE FOR ANIMAL FEED & SUPPLIES OTHERWISE THE CHOICES IS TOO MUCH OR DOWN TOWN HEMET
ROBERT WEEDS	760 605-2587	20425 Hwy 76 Palm Valley Ca. 92061	
MELODY			
JOSE LUNA	951-375- 1223 email rdeluna@YAHOO. com	136 S. FRANKLIN ST. HEMET, CA 92543	I HAVE BEEN A RESIDENT OF THIS WHOLE SAN JACINTO VALLEY AND DIAMOND VALLEY & THIS STORE HAS BEEN HERE FOR MANY AND FEEL THAT IT DOES THE

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

NAME	phone	Address	Comment
Antonio Haider	951 3030214	38915 4912 LN Tencucula 92522	yo necesito esta tienda compro Proveer alimento
Yaciro Martinez	951 252505	38915 4912 LN Tencucula 92592	yo compro en esta tienda alimento para animales
RAFAEL MARQUEZ	951 970-2113	3925 ARISTA WAY AZUSA CA 92539	I NEED this store for feed and food. please.
JAMES (Tocking)	276 4826	42750 MINTON WAY	I need this store FOR FEED
JANISSE	985 2648332	Tucollate Springs	
Jana Marrero	951- 767-3373	32012 Sage Rd. Hemet, CA 92544	We need a local store for people & animal food.

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NAME	Phone	Address	Comment
Robert Allen	333 8005	32012 Sage Rd Hemet CA 92544	There are never more than a couple cars here at the store.
Immanuel Swan	767 3454	39651 San Ignacio Hemet CA 92544	I get milk bread & feed here. Saves me gas!!!
R. / Dwy	669-5751	1751 Sutang Hemet	Comida Soda ESTÁ SERCAS
Rg W. VA	852-3721	44885 Glen OAK Hemet CA 92544	Shop here all the time to save gas. Thank
Stephen Gilman	562-7558812	575 W. Montrose Hemet, CA	Stupid County B.S. Leave them Alone!!
McCaary	(951) 767-81317	41905 Hyde Rd Hemet, CA 92544	Safe bus stop

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NAME	Phone	Address	Comment
<i>Seeley</i>	951-767-2413	31850 Sage Rd. Hemet,	they have been very good neighbors to our area, and are there in emergency with Equine Medical, and supplies.
<i>Thank You</i> <i>Angela & Victor</i> <i>Sincerely</i> <i>Seeley</i>			

<i>Zick Bargas</i>	951 767 1796	42335 Sage Rd Aguaanga Ca	feed
<i>Dwight Bain</i>	951- 442-9206	40410 EXA ELY Rd. HEMET, CA	Only place reasonably Close by to Bgg Necessities
<i>Timberly Davolt</i>	(951) 654 2839	247 Starboard Court San Jacinto, CA 92582	Supporting family Business (good people)

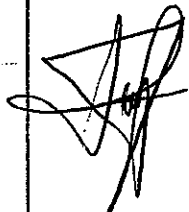
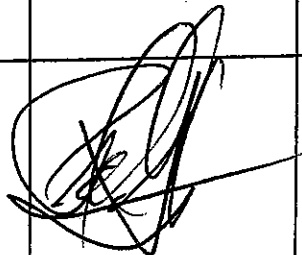
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Printed Name	Sign/Phone	Address	Comments
Dietler Zojac	(951) 219-9659	42857 OAK CNYRD	IT HELPS OUR Grandma Get Food & necessities
Travis Sego	(951) 767-3080	42857 OAK CNYRD	This store helps me with my shipping so I don't Have to Drive in to town
Garry Tice	(951) 640-5736	34775 BACUNORN RD	I BUY ALL MY HOME NEEDS FROM THIS STORE. WE ALSO BUY GROCERIES & BEER.
Matt Wynne	951 767-1317	41905 hyde	Saves me gas
Scott C. Mesallo	951 767-1703	30601 Red Mt Rd Demet Ca 92544	Saves Gas and time

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Printed Name	Sign/Phone	Address	Comments
JOE KOERNER	Joe K 951-767-0250	32943 Red Mountain Rd HEMET, CA. 92544	this store is needed for our Community.
PABLO PEREZ	213 434-2152	39575 Thomas RD	Esta tienda se necesita por que en emergencias es mas cerca a la Ciudad
Mr Burchard	(951) 767-2302	43980 Oak Glen Road Hemet, Calif. 92544	Need Food store & market for local communities use as emergency supplies grocery & prepare.
Will A. Gandy Jr	(951) 767-2588	43990 Oak Glen Road Hemet, Calif. 92544	semi-AS Appr. ! Glenles-
Ed Feltman	951 970-7971	43998 Oak Glen Hemet	Need store for Food and SA

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Name	phone / address	Sign	Comment if need
Felix Juarez 			
Jose Jimenez	Sage		Good. (Bueno)
Aaron Soto Aaron	Sage	Aaron Soto	Good
Priemov, Michael	San Ignacio Rd. Sage	Michael Priemov	I need the convenience of this store to purchase feed for my animals.
Jerome Corner	Alinto S. Way	Jerome Corner	Every Day need
Paul GAZNO	Red MT ROAD.		NEED THE CONVENIENCE!

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Printed Name	Phone	Signature	Address	Comment
Oscar Gomez	250-8990	Oscar Gomez	32225 Ave	I need this store to buy my junk food and I don't have a car to drive to hem.
Nelen Hart	951-767-1964		32345 Sage RD	MY ANIMALS DEPEND ON THIS STORE TO LIVE ALL OTHER FEED STORES ARE GONE DANKS ULS!!!
Jose Amezcua	(951) 767-0727		42955 Minto Way Hemet CA 92544	I need my Job! I need this to buy my animals. They are very nice people
Mike McKeister	951-658-9642		40260 Vista Rd Hemet	THEY ARE CLOSE FOR ME. INSTEAD I WOULD HAVE TO DRIVE ALL THE WAY TO TOWN
Cathy SON	951-658-3974		Yon Johnston Hemet	We need chucker feed etc.

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Printed Name	Signature	Address	Comment
Ken Son	Kenneth C. Son	43881 Woody End Ln.	Need chicken food
EVAN	2/4	515 E. DEVONSHIRE	NEED THIS STORE OPEN.
Samantha & Family	Samantha Malone	33600 SAGE Rd.	Need the store, I love them, very friendly service, smile on there every time I come in, they are wonderful people, please keep store open please
PLEASE KEEP STORE OPEN			Keep open Diamond Valley

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Name	Address/phone	Signature	Comment
Leanna Bradley	39155 Saddleridge Hemet CA 951 767-4571	Leanna Bradley	This is closest Store, we need propane + feed 40 animals nest 10 miles away Store

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NAME	Phone	Address	Comment
Liguel Angel	820 3120		MINESE S: Tamas LATIENDA
Janet Henninger	(951) 767-0988 973-3825	42750 Minto Hemet, CA 92544	This store is a <u>Necessary</u> Part of our Neighborhood CAL POLY POMONA.
Op Makepeace	951-634-3754	39400 San Ignacio Hemet CA 92544	We need this store. Thank you
huss mobile Entertain	767 1820	39405 San Ignacio	This store is A need necessary for our Business.
Tim Wyrash	951 722 1866	34050 Sage Rd Hemet	We use this store A LOT TO Buy Propane & Fuel
Robert Bernado	951 231-4490	34060 Sage Rd Hemet	I USE THIS STORE A LOT

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NAME	Phone	Address	Comment
Tom McRy	951-767-2125	42480 MANZANITA RD, HEMET	<u>NEED</u> to <u>BY</u> <u>FEES</u>
Roberto Santibañez	(951) 537- 0068	30137 Alicante Dr. Homeland Ca	I work in Vegetable Farm in Hemet. I need to buy food & drink and
Valerie Redford		42600 Deer Way Hemet	My animals need their food
Pamela Shuppin		51865 RAMSEY RD ANZA	WE NEED FOR THE BEER
Phar D	951) 375 0722	37103 South Bros Temecula	we need the For Beer

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NAME	Phone	Address	Comments
Larry McCann	951 312 2750	39518 6th Rd Pomona	This is the closest Store for us
Gary Rayburn	380 977 905-8925	3304 Oke drive	food store
Ken Burr	951 350 9521	Po Box 952 AGUAMANGA CA.	CONVENIENCE
Anderson	N/A	P/O 417 Hemet	EASY PLACE TO GET TO
unmarked		1970 E Florida ave Hemet Ca	good place to go.
Terris Robertson	951-767-1609	44460 Ruellin Rd Hemet, Ca 92544	Neighbor Hood Store

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NAME	Phone	Address	Comments
D. Ruff		48350 Wilson Valley Rd	Need Store Here!
Mike Mc Elmury		39200 Calle Baeue Temecula	Good Store Feed, REFRESHMENT
Philip Must		31800 SAGE	Need STORE FOR Feed Food PROPOSE
Linda Buedel	951-7634871	55120 Hwy 371 ANA CA 92539	Good Store We need to buy lots + mega #
Linda Buehrer		38815 Wayman Way Hemet 92544	We need This Store
John Buehrer		38815 Wayman Way Hemet. 92544	NEED FEEDS from THIS STORE.

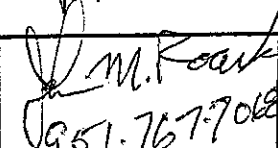
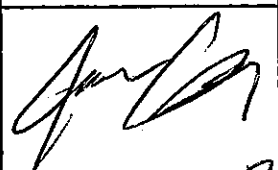
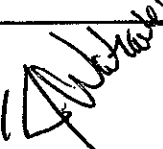
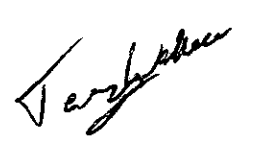
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NAME	Phone	Address	Comment
Kyle Allen	451-722-2314	32012 Sagerd Hemet, CA 92544	We need this Place to Buy Food and other products. Propane
Nicole Murray	(951) 282-8819	41905 Hyde Rd Hemet, CA 92544	We need to buy hay we don't have a truck to take down the street
DAVID CABALLERO	(951) 306 8589	685 N. 8th St. 8PC 33 Hemet CA 92543	We need to buy Anything that Store has
Julie Duthward	951 537-0286	35900 mesa Hemet	I need Hay for my Dog & Horses feed ect. . .
Zuben Dutraes	951 707-5471	41905 Hyde Rd.	Good store helps people Save money need buy food
Craig Red	767-4500	44100 Ginger Cir Hemet Ca 92544	The county will close another TA; Payer. There is no other left or right to lane on R3 why he.
To The		County	

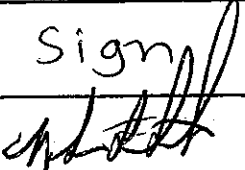
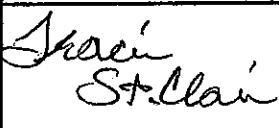
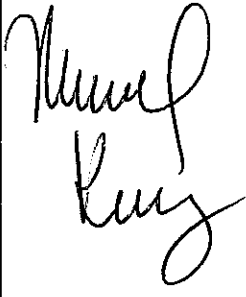
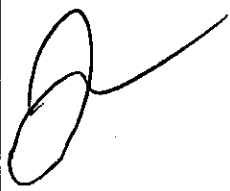
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Name	phone	address	Comment
Theresa Swim	951-767-3012	4440 Wade Ln Hemet Ca 92544	We Need the Store here Because it is too far to go to town When we Need Feed + Propane
DAN HOEPLER	951-694 9838	29989 COATE SAN LUIS TENCIVUA, CA 92591	<u>NEED FOR FEED!</u>
Sam Shuttler	951 663 7823	31335 Old Ranch Rd Hemet, Ca 92544	Need This STORE!!
ETHAN STEWART	951-763-0444	51650 HORNLEY RD AGUANGA, CA	GREAT STORE GOOD INVENTORY <u>LOCATION-LOCATION</u>
Andres Hernandez		42845 DAVIS ST Aguanga, CA 92536	Nice & Outside of town out of on way home.

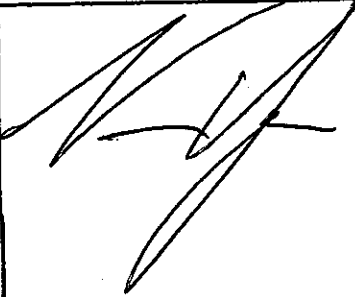
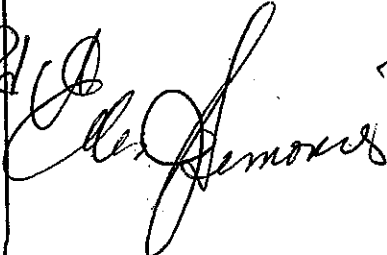
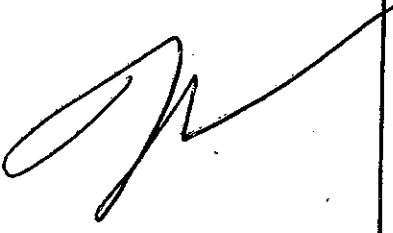
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NAME	phone	address	Comment
JOHN PARK	 M. Park 951.767.7068	33425 VALERIO RD.	I need this establish to be able to purchase my horse needs & the convenience of the store.
James Clay	 (951) 282-5866	40895 Via La Senella Temecula, Ca 92592	I need this store for feed for my animals also Propan 81
Jacob Walraven	951  282 3537	41905 HYDE RD Hemet CA 92544	we live up top and need this store to stay it helps out alot
DAN JALLAGE	951 990 6923	40385 Newport RD Hemet CA. 92544 	I Been comming here since 1989. It would hurt my family to loose this store + also my animals
Terry Wallace	951 237- 2220	40485 Newport RD Hemet CA. 92544 	we we need this place to keep warm Thanks to this place we can still keep warm w/ the propan.

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NAME	Sign	Phone / Address	Comments
DALTON		767-7347 32010 RED MT RD HEMET,	WE NEED THIS STORE
Tracie Stclair		634-6383 Red Hawk Rd. Hemet,	This store helps us with my shopping so I don't have to drive all the way into town or walk there.
Alex Stewart		(951)-767-3012	I need this store to buy my feed for my livestock town is too far away.
Guillermo R. Necochea		(951) 634-8507	I have Horses and chickens and this store is needed for this Valley
Verissa King		(951) 377-5922	LOVE IT !!
Jesse Thomas		(951) 654-6306	GREAT LOCATION, NEED STORE.

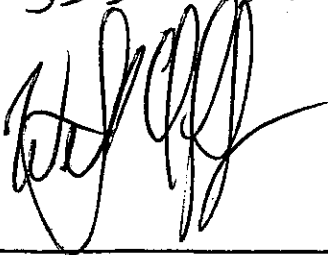
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NAME	phone/ address	sign	Comment
Walter Martyn	951-767-3272 35405 Hobbiton Rd Hemet, CA 92544	Walter Martyn	need neighborhood market & feed
LIBERTO	766, 4965 HEMETE AF 477 ELMWOOD AVE	BANADOS CEJA	YO NESESI TO QUE NO SIERRON PORQUE NESESI, MOS LA TIENDA PARA COMPRAR
NORMAN VILLAFANE	(951)-767-2051 32451 Red Mountain Rd Hemet CA 92544		need store to Buy Food & Feed
Ellen Simonsen	951-767-1334 31400 Red Mt Rd Hemet Ca, 92544		need the store to stay open due to need of neighbors Animals and Convenience
Don Bosser	951-767-1510 29870 Ballingal Hwy, CA 92544		I NEED THE CONVENIENCE OF FOOD & ANIMAL FOOD BECAUSE I ONLY LIVE 2 MILES AWAY

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Pedro Franco	Pedro Franco		
Fred Reyes			
Esos Sepulveda			
José Antonio		951 8261001	Anjdestor Bai Dink enFud
William Noll	William Noll	(951) 282-2110	Great story Needed - getting out here

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Printed Name	Sign/Phone	Address	Comments
William Cliffr 11	533-3474 	41695 Selgado Rd Hemet CA 92544	On Realistic
Ida Amerquita	951-522-4286 	42955 Minto Way Hemet CA 92544	DON'T CLOSE OUR STORE we need it
IL PATIN	951 6346059	40351 Walnut ST HEMET CA 92544	Fix THE ROADS WE ALREADY HAVE/ DON'T CLOSE THE STORE
Jo Forcier	951 767-2265	29751 Red Mountain Rd.	Please let us keep this store; the locals need this feed store!
Tanya Zajac	951-219-9692	42851 oak cym Rd	We wouldn't make without the convenience of this store

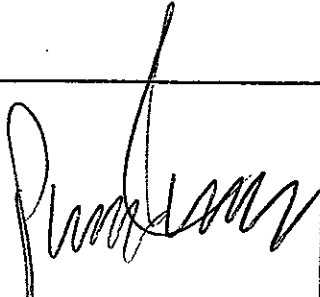
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Printed Name	Sign/Phone	Address	Comments
Jaimie Alvarado	(951) 760-1296	42955 Minto Way	THIS STORE IS THE BEST FOR OUR NEIGHBORHOOD
Teresa Rivera P.	951.544.04.74	43700 Cactus Vale Rd Hemet	TIPS STORE IS THE BEST FOR US.
Emile Stone	951-282-41757	42575 E. Benton Rd Hemet	Nice people need the store.
Joe O'Neil	951 767-4582	43785 GINTEN RD HEMET CA	THIS STORE SAVES US GAS, TIME AND IS A SUPPLIER OF MANY <u>NEEDED</u> <u>ITEMS</u> !
Marta		4958 Sojoba Rd. Abiqua.	Japon. Animal foot. greater.

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Printed Name	Sign/Phone	Address	Comments
KATHY DALTON	Kathy Dalton 951-767-7347	32010 Red Mountain Rd	
Diana Bankard Hobart	D. Bankard 951/907-9876	42250 Martinez Dr.	This store is a staple in this area as well as providing charm with its country look.
R.A. CHANDLER			
Sue Ober	951-767-9224	39245 EXAELYRD Hemet, CA	Store has been here for <u>100</u> <u>years</u>
Arnold Garcia	(951) 767-3278	39125 Era Ely Rd Hemet CA 92344	Store is convint and keep up nice and friendly service

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Printed Name	Sign/Phone	Address	Comments
ALICE FORECASTER	951-767-3139	43255 E Benton	We need this store for food and feed
LISA PARTHOS	(951) 767-3135 L. Parthos	43255 E. Benton	If you close this store we will have no feed store in close range to our Ranch. We also utilize Diamond Valley for emergencies if we need plumbing supplies
Phil Minnis	 909-721-0031	CACTUS VALLEY	WE NEED THIS STORE IT IS CLOSE AND CONVENIENCE
Eileen ATtema:	951-767-9154	#32525 Schard Way: Hemet Ca 92544	This Store Supplies Feed For Animals + FOOD FOR US - in This community. This store must stay open.
Melissa Robinson	951-767-1242	42971 Green Cir. Hemet, CA. 92544	This store supplies us with propane and is the closest store to provide anything that may pop-up.

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Printed Name	Sign/Phone	Address	Comments
MARSHALL RICHARDSON	<i>Marshall Richardson</i> 767-1217	42320 MINTO WAY HEMET	STAY
Sandra McInters	767-2380	30885 Red Mountain Rd	we need for closeness for Grocery + feed.
MARQUE ORRES	<i>Marque Orres</i> (951) 378 4406	Sage Rd.	Mosafros mese sitamos esfaticenda es muy com benic parafados
Greg Jaffin	767-7912	82900 SAGE RD	ITS convenience makes my DAY I WANT IT TO STAY RUNL NO CHANGES
JOE Doehring N	<i>Joe Doehring</i> 767-7348	42462 Sabina Dr hemet ca 92544	we need for cold Beer

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NAME	phone	Address	Comment
Andrea Parle	767-3262	36540 Fay Rd. Hemet, CA 92544	
Humberto Gonzalez	951 973 8416	40240 Los Altos Rd. Hemet CA 92544	animal food, propane & drinks
Heidi Mancia	663-6162	40215 San Ignacio Rd Hemet CA 92544	I need the store to buy food for my animals
Joyce Thornsberry	951 767-7085	41080 Sycamore Spr. Rd Hemet CA 92544	The store needs to stay! Please
Ed Conner	767-2326	32800 Rd 147	We Need The Store
Will	951-767-2451	40950 Reseda Spring	We need fuel tax.

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NAME	Phone	Address	Comment
Ricardo Ranero	951- 762-0344	41025 Sycamore Spring Ranch	Meat & LA Tender Porgies ESTA CERCA
Rebecca Netzer	951- 719-9811	42680 Red Hawk Rd Hemet. Ca 92549	food drinks ect.
FRICK HEUBIG	951 445 5074	30075 KIOWA HEMET CA 92543	WE NEED THIS STORE TO STAY OPEN. FOR SUPPLIES AND SUCH ITS A "LANDMARK"
Brent OPPING	714-417- 0986	2441 Panama EXP. San Jacinto	Beer & feed
Michael Pratt	951 543 3372	39611 Dusty Trail 92544 Hemet Ca	Beer & Feed
Fredon Foster	909 543 9557	40560 BEAVER RD AGAWNGACA 92536	Feed + Beer

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NAME	Phone	Address	Comment
Tina Miller	310 489-1741	202 Berth, Cym 137 Wilmington, CA 90744	We need this store for supplies
Grant Steele	(951) 767-3135	38055 Debbie Lane Hemet CA 92544	This store Rocks
JOY SHEPARD	(951) (658-5577)	1765 San Lorenzo Hemet, Ca 92545	This store is necessary for those who can't always go to town.
Jeff		40353 E Newport	CONVENIENT
MARK		40621 QUIETHILLS HEMET	CLOSE TO HOME
JOY tenley yan		27372 rosemont way "same as above."	convenient to work

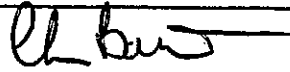
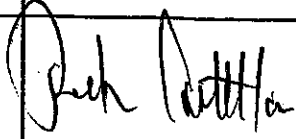
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NAME	Phone	Address	Comment
Jim Phillips	951-767-0494	40100 Fawcett Rd. Hemet CA 92546	
MARK MARIANAS	909 731 1318	42360 MINTO WAY HEMET CA 92544	USE STORE ALL THE TIME
LAURA MARIANAS	909 732 1558	42360 MINTO WAY HEMET CA 92544	USE STORE ALL THE TIME

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

NAME	Phone	Address	Comment
Billy Turner	909 223 1264	1565 napa G San Jacinto	
Dan Starch	767-2222	41976 Hyderd	Feed Drinks we need this store
Co. Y Shumaker	951 767 3337	43020 Minto Way Hemet CA 92344	FEED DRINKS Supplies
Phil Warkent	951 663 5954	26485 Winchester Rd Hemet CA 92343	Feed Drinks Supplies we need this store
Jeff Powell DARRA MARR	951-929585	33120 OAK DR. Hemet CA	It's needed for Feed men comm.
FREDO LANES BADOILLO	4285851	HEMET HUNTER SPRINGS 43020 CA 92343	9.

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

Printed Name	Sign/Phone	Address	Comments
Chris Baratta		42315 Sabina Dr Hemet CA 92544	We need the store to stay open please. We use it for food and propane. Thank you. Chris
Ruben Castellan		42380 Sabina Dr Hemet CA 92544	This store has been here for many years and its convenience is great! Ruben
T.W. Leahy	 767-1921	40915 E. Benton Hemet, CA 92544	USE THE STORE FOR VARIOUS PARTS & PROPANE.
GABRIEL LUNA E-Benton		34475 E Benton Rd Hemet CA 92544	THIS STORE IS A HALF WAY POINT FOR THOSE WHO MAY HAVE ANY EMERGENCY. 

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

Printed Name	Sign/Phone	Address	Comments
DAN & ROSE KASPER	Dan Kasper Rose Kasper	41080 GLOBBER RD HEMET CA	This Store has been <u>Vital</u> For this area for a long time and should be Grandfathered in as far as regulations COMPROMISE - small business economic survival dictate
BOB BROWN	Bob B	19250 HUSTON BANNING CA	The store saves unnecessary trips to Hemet. Good people
Jose Rodriguez	951 634-0070		Necesitamos esta Tienda aqui es muy necesaria
Theodore Bailey	951-767-3284	4325 S Mint way Hemet CA 92344	It is a great little Local store, we need a store out in this area
CHRYSELO	951-751-4067	42185 ORIO CANYON RD Hemet, CA.	We need this store to buy our feed propane - Food.

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

Printed Name	Sign/Phone	Address	Comments
Francis	Francis		NE SEVI TO LA TIENDA PARA comida de mascotas animales y para compras otras cosas que ocupan.
KEITH WILSON	Keith Wilson 951 767 3162	32695 LEHARD WAY 92544	Im Disabled AND THIS ESTAB IS CONVENIENT. WITH OUT GOING 18 MILES FOR Supply lee
Benjamin Coronado	951 767 0805	Hemet	Es Necesario Porque me queda cerca
Vic Lutha	951 691-0944	43151 Osage Rd Hemet	it is very convenient to have this store here
Jim Lyle	951 767 1740	39700 Spurth Oaks Temecula 92592	I use this store every week - it would be great inconvenience to lose it! AL

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity –

Printed Name	Sign/Phone	Address	Comments
Brian Wynne	<i>Brian Wynne</i> 951-231-5585	32081 Sage Rd.	This would not be good to close the store
<i>Jose Mosqueda</i>	951-767 4535	42580 E-Benton	This is a Good store, no need anything
Laurie A Castro	<i>Laurie A Castro</i> 951-767-2136	P.O. Box 2149 Hemet, CA. 92546	
Michael Swisher	<i>Michael Swisher</i> 951-767-3273	P.O Box 804 Hemet CA 92546	This community Needs This store. Very convenient For People on The hill.
<i>Michael Enover</i>	714-605-9838	Fullerton CA 92832	convenient For people on hill

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

Printed Name	Sign/Phone	Address	Comments
Ruby Chae PO BOX 89244 Temecula Ca	951-692-5792	P.O Box 892440 Temecula Ca 92589	We need the store because is closer to home & very convenient & its run by very nice people
Leo Avila	Leo Avila 951-692-5793	P.O Box 892440 Temecula Ca 92589	this store its been here for long time & I hope stays for a lot more years
Juan McBee	(951) 442-2106 (951) 634-5033 wk.	1709 Wendee way Hemet Ca. 92345	Need to feed our animals. do not take the store away.
Mike & Rose Kiser 951 2679340		43975 MINTO	Just don't allow the government trying to put mom & pop out of business!
Suzan Samuel	951-663-8573	42150 Minto way	Do not take our store.

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

NAME	Phone	Address	Comment
Indo Ibarra	(951) 767 - 2724	35926 Ballinger Rd Hemet Ca 92544	We need this Feed Store & Market to Stay in Business, it is the only one in our Neighborhood & we use it regularly
ROBERT RISIC	951 490 1095	31115 LEMM HEMET 92544	NEED GAS & FOOD! STAY IN BUSINESS
Bill Edl	537-0286	35900 MESA Hemet	Close Store Around Here for food
CLORIA GARCIA	766 5414	927 S Thompson Hemet	we need more feed and food every day
TAMMY STEFFENS	951 929-0953	40168 FRANCIS LANE Hemet, CA. 92543	ONLY STORE for miles
Sy. non Attama	951 - 288 - 0878.	32625 SCHARO Hemet CA 92544.	excellent Store!

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

NAME	Phone	Address	Comment
Susie Patinier	951-767-7697	42290 Sabana Dr. Hemet, CA 92544	We need this Mkt. + feed Store - only one close !!!
Matt Wynne	951 321 1237	30550 WILSON WAY Hemet 92544	We need this store
Peggy Carroll	951 767 7641 767 0217 34629 Sparky		!!
MARY HARDINGE	951-767-2093	31850 Red Mtn. Rd	We need This Market To Stay open
Marta Paz	951-767-2718	31770 Red Mountain Rd	We need this store, it's god sent.
Crystal Smith	951 929 5999	40320 Walnut Hemet, Ca 92544	I buy everything for Ranch @ this store.

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

NAME	Phone	Address	Comment
KATH KARRISON	951-203-0010	40945 CAERUS VAL. RD. HEMET. 92544	THIS IS THE ONLY STORE IN THE AREA FOR ANIMAL SUPPLIES.
Eleni Malandrinos	951-767- 2220	43411 Osage Rd. Sage, 92544	No closer store but this one, for horses, goats dogs, etc...
Kené A. Elizalde	(909) 520-2262	942 Ave. "B" Calimesa, Ca.	Need these store to buy animal food.
Alexander P. malandrinos	(951) 767-2220	43411 Osage Rd Sage, CA 92544	we <u>need</u> this, store out here!

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 23, 2009

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.
P.D., Geology Section-D. Jones
P.D. Trails Section-J. Jolliffe

CONDITIONAL USE PERMIT NO. 2864, REVISED PERMIT NO. 2 - EA42109 – Applicant: Jagdish Gaikwad – Engineer/Representative: N/A - Third Supervisorial District - Hemet/San Jacinto District Zoning District - REMAP: Rural: Rural Residential (5 Acre Minimum) – Location: East of Sage Road, north of Hyde Road and approximately 42 miles north of the Community of Sage - 8.63 Acres Gross Acres - Zoning: Rural Residential – 5 Acre Minimum (R-R-5) - **REQUEST:** The Conditional Use Permit proposes to extend the life of an existing minimart with approved sales of propane and off-premises beer and wine. CUP02845R1 was approved on June 4, 1997 with a 12 year life. - APN: 470-060-047 - Related Cases: CUP02864R1 and VAR01643

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **February 19, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn, (951) 955-4641**, or e-mail at jhorn@rctlma.org / **MAILSTOP #: 1070**

COMMENTS:

FILE COPY

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.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER:

DATE SUBMITTED:

APPLICATION INFORMATION

Applicant's Name: JAGDISH GAIKWAD E-Mail: jackgaikwad@yahoo.com

Mailing Address: 32230 Sage Rd.
Hemet CA 92544
City State ZIP

Daytime Phone No: (714) 713-9011 Fax No: ()

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

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

Property Owner's Name: Jagdish Gaikwad E-Mail: jagdgaikwad@yahoo.com

Mailing Address: 32230 Sage Rd.
Hemet CA 92544
City State ZIP

Daytime Phone No: (714) 713-9011 Fax No: ()

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

JAGDISH GAIKWAD
PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

JAGDISH GAIKWAD
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

SHILPA GAIKWAD
PRINTED NAME OF PROPERTY OWNER(S)

S. J. Gaikwad
SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 470-060-047

Section: 13 Township: 6S Range: 1W

Approximate Gross Acreage: 8.63

General location (nearby or cross streets): North of HYDE RD, South of _____, East of SAGE ROAD, West of _____

Thomas Brothers map, edition year, page number, and coordinates: Pg 871-E-6, 1996 Ed.

APPLICATION FOR LAND USE AND DEVELOPMENT

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

TO RENEW CUP * 2864 R1 / VARIANCE 1643 TO CONTINUE TO
ALLOW SALE OF PROPANE AND OFF-PREMISE BEER & WINE THROUGH
EXISTING STORE. Renew for 19 years.

Related cases filed in conjunction with this request:

CUP 2864 , CUP 2864 R1 , VARIANCE 1643

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

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

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

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

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

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

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

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A - NO NEW CONSTRUCTION PROPOSED

Estimated amount of fill = cubic yards N/A - NO NEW CONSTRUCTION PROPOSED.

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

Import N/A Export N/A Neither ☒

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

N/A

How many anticipated truckloads?

N/A

truck loads.

What is the square footage of usable pad area? (area excluding all slopes)

N/A

sq. ft.

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

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

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

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

Check answer:

☐ Santa Ana River

☐ Santa Margarita River

☐ San Jacinto River

☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

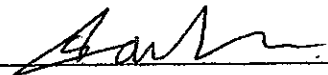
Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application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

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

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

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

Owner/Representative (1)



Date 11/21/08

Owner/Representative (2)

B. J. Gaikwad

Date 11/21/08

NOTICE OF PUBLIC HEARING

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

CONDITIONAL USE PERMIT NO. 2864, REVISED PERMIT NO. 2 – CEQA Exempt – Applicant: Jagdish Gaikwad – Engineer/Representative: N/A - Third Supervisorial District - Hemet/SanJacinto District Zoning District - REMAP: Rural: Rural Residential (R: R-R) (5 Acre Minimum) – Location: East of Sage Road, north of Hyde Road - 8.63 Acres Gross Acres - Zoning: Rural Residential – 5 Acre Minimum (R-R-5) - **REQUEST:** The Conditional Use Permit proposes to extend the life of an existing 1470 sq. ft feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20). - APN: 470-060-047 (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: April 7, 2010
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 Jeff Horn, Project Planner at 951-955-4641 or e-mail jhorn@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/8/09.

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

APN (s) or case numbers CUP02864R2 For

Company or Individual's Name Planning Department.

Distance buffered 1600'.

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

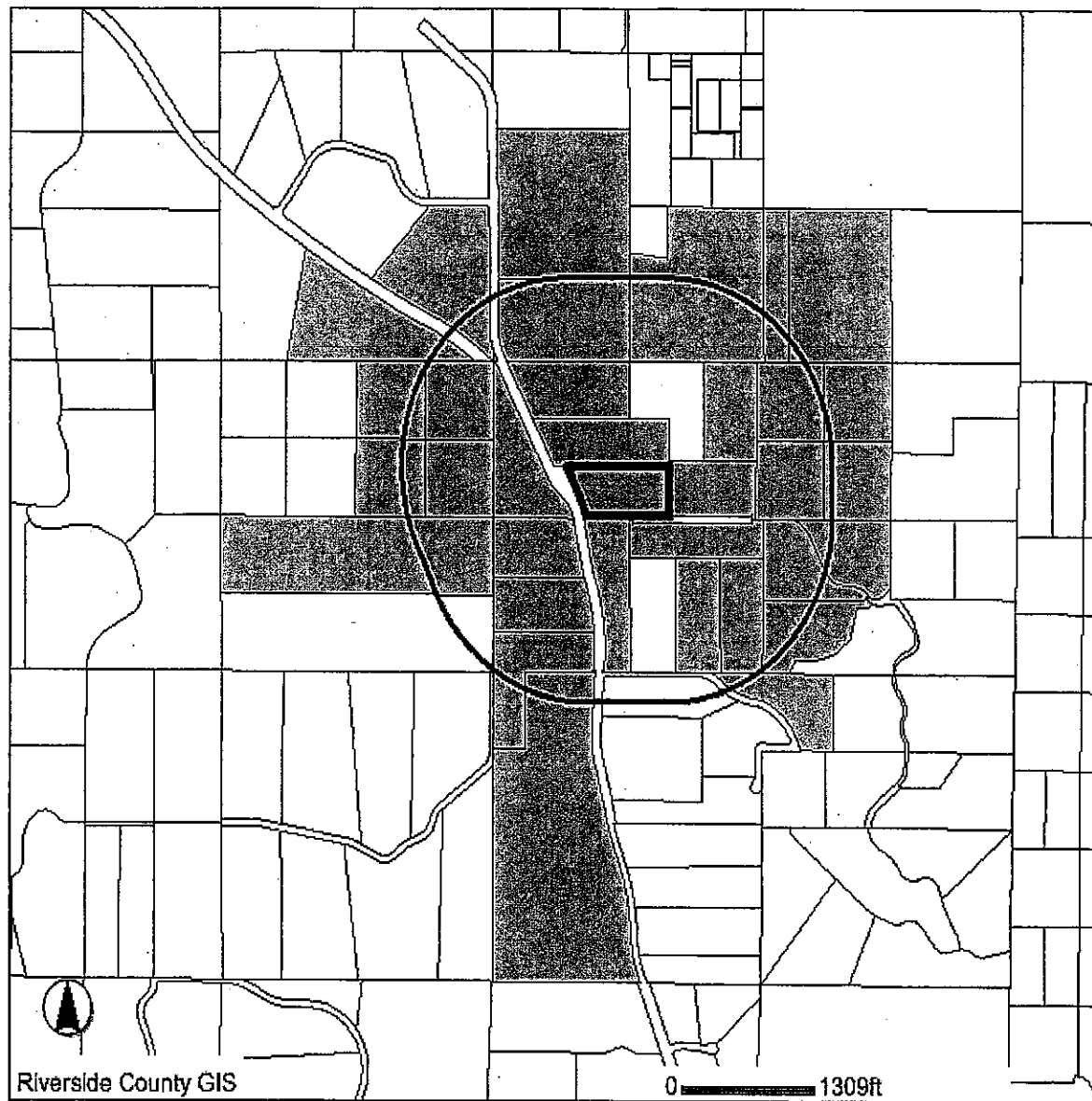
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓12/8/09 CO
EXPIRES: 12/8/10

1600 feet buffer

**Selected parcel(s):**

469-120-012 469-120-013 469-120-028 469-120-029 469-120-048 469-120-049 469-130-018
470-040-007 470-040-008 470-040-009 470-040-010 470-040-011 470-060-001 470-060-003
470-060-004 470-060-014 470-060-015 470-060-016 470-060-017 470-060-030 470-060-032
470-060-034 470-060-037 470-060-040 470-060-044 470-060-045 470-060-047 470-060-048
470-060-050 470-060-051 470-060-052 470-070-002 470-070-039 470-070-049

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 intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

AP PRINTED ON...12/7/2009

APN: 469120012 ASMT: 469120012
RANDOLPH J DREIER
GLORIA A DREIER
30555 CHARLENE WAY
HEMET CA 92545

APN: 469120013 ASMT: 469120013
DIAMOND VALLEY FARMS
C/O LAWRENCE G MILLER
22411 N BEAR CREEK DR
MURRIETA CA 92562

APN: 469120028 ASMT: 469120028
GARY HOWARD
MARLENE HOWARD
WAYNE SETTLES
P O BOX 1029
SAN JACINTO CA 92581

APN: 469120029 ASMT: 469120029
WAYNE SETTLES
5757 MCKINLEY AVE
SOUTHGATE CA 90280

APN: 469120048 ASMT: 469120048
MICHAEL B FOUTZ
KAREN L FOUTZ
TODD A FOUTZ
C PETER STINY, ETAL.
C/O TODD FOUTZ
P O BOX 1045
HEMET CA 92546

APN: 469120049 ASMT: 469120049
HERIBERTO M ACOSTA
RUTH ACOSTA
18012 E ALFORD ST
AZUSA CA 91702

APN: 469130018 ASMT: 469130018
OLSON FARMS
PDO LTD PARTNERSHIP
SANPETE LTD PARTNERSHIP
521 N ARDEN DR
BEVERLY HILLS CA 90210

APN: 470040007 ASMT: 470040007
WALTER L RUPP
JEAN A RUPP
32175 SAGE RD
HEMET CA. 92544

APN: 470040008 ASMT: 470040008
LORI ANN HOLLAND
NANCY G STIMSON
DON H WADE
JUDITH LEE WADE
C/O DON H WADE
991 S RUTGERS CIR
ANAHEIM CA 92807

APN: 470040009 ASMT: 470040009
RAUL ARMENDARIZ
RAMONA VICTORIA ARMENDARIZ
32225 SAGE RD
HEMET CA. 92544

APN: 470040010 ASMT: 470040010
ESTHER A HERRERA
32351 SAGE RD
HEMET CA. 92544

APN: 470040011 ASMT: 470040011
CONGREGATION OF SACRED HEARTS INC
32481 SAGE RD
HEMET CA 92544

APN: 470060001 ASMT: 470060001
T J HICOCK
32081 SAGE RD
HEMET CA. 92544

APN: 470060003 ASMT: 470060003
HELEN BERNADETTE HART
32345 SAGE RD
HEMET CA. 92544

APN: 470060004 ASMT: 470060004
JACK MC NAMARA
ELLEN MC NAMARA
HERBERT L GALLEGLY
9835 COLONY GROVE LN
VILLA PARK CA 92667

APN: 470060014 ASMT: 470060014
JOHN A MARIN
ELIZABETH T MARIN
16005 RED COACH LN
WHITTIER CA 90604

APN: 470060015 ASMT: 470060015
PRISCILLA CHASE
255 N EL CIELO NO 390
PALM SPRINGS CA 92262

APN: 470060016 ASMT: 470060016
MARY L WRIGHT
41550 HYDE RD
HEMET CA. 92544

APN: 470060017 ASMT: 470060017
GEORGE ENRIQUEZ
JOSE L DOMINQUEZ
647 S SADLER AVE
LOS ANGELES CA 90022

APN: 470060030 ASMT: 470060030
EUGENIO SANCHEZ
MARCELA SANCHEZ
32320 WEBER WAY
HEMET CA. 92543

APN: 470060032 ASMT: 470060032
WILLIAM MARTIN
JOAN T MARTIN
C/O TOSKI MARTIN FAMILY TRUST
140 E STETSON AVE 295
HEMET CA 92543

APN: 470060034 ASMT: 470060034
JOHN L MCCLURKIN
C/O CARLOS MEJIA
32100 SAGE RD
HEMET CA. 92544

APN: 470060037 ASMT: 470060037
EDUARDO MEJIA
P O BOX 357
HEMET CA 92546

APN: 470060040 ASMT: 470060040
MICHAEL T AVERY
JANET I AVERY
32126 OLD RANCH RD
HEMET CA 92544

APN: 470060044 ASMT: 470060044
CHARLES R GOSNELL
SHERILL GOSNELL
32350 GAUCHO DR
HEMET CA 92544

APN: 470060045 ASMT: 470060045
MIGUEL ANGEL PEREZ
32450 OLD RANCH RD
HEMET CA. 92544

APN: 470060047 ASMT: 470060047
JAGDISH N GAIKWAD
SHILPA J GAIKWAD
27201 PACIFIC HTS DR
MISSION VIEJO CA 92692

APN: 470060048 ASMT: 470060048
JOSEPH P GILLESPIE
DEBORAH GILLESPIE
P O BOX 1134
HEMET CA 92546



APN: 470060050 ASMT: 470060050
MACALA MANAGEMENT
160 W FOOTHILL PKY NO 105
CORONA CA 92882

APN: 470060051 ASMT: 470060051
JERRY D HOMUTH
GENELLE R HOMUTH
41455 HYDE RD
HEMET CA. 92544

APN: 470060052 ASMT: 470060052
BRADLEY P BARKSDALE
KAREN T BARKSDALE
32375 SAGE RD
HEMET CA. 92544

APN: 470070002 ASMT: 470070002
JOSE DE JESUS MERCADO
JOSE LUIS MERCADO
18301 MARYGOLD AVE
BLOOMINGTON CA 92316

APN: 470070039 ASMT: 470070039
STANLEY A SMITH
FRANCES M SMITH
25996 SOBOBA ST
HEMET CA 92544

APN: 470070049 ASMT: 470070049
KATHLEEN A MCFAUL
32475 SAGE RD
HEMET CA. 92544

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

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

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

☐ 38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Conditional Use Permit No. 2864, Revised Permit No. 2

Project Location: The project site is located in the Riverside Extended Mountain Area Plan (REMAP), more specifically, specifically easterly of Sage Road, northerly of Hyde Road.

Project Description: Conditional Use Permit No. 2864, Revised Permit No. 2 proposes to extend the life of an existing 1,470 sq. ft feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20). All structures and improvements exist onsite

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Keefer Consulting

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption (15301)
☐ Statutory Exemption ()

Reasons why project is exempt: The Planning Department has found that the project is exempt from the provisions of CEQA per Section 15301 "Existing Facilities." Section 15301 of the CEQA Guidelines defines existing facilities as "the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." The Project's last review occurred under Conditional Use Permit No. 2864, Revised Permit No. 1, approved by the Board of Supervisor's on June 4, 1997. The Board of Supervisor's adopted a De Minimus Finding and a Negative Declaration for Environmental Assessment No. 37079. The current proposal proposes no expansion beyond the scope of the approval granted by the Board of Supervisor's on Conditional Use Permit No. 2864, Revised Permit No. 1.

Jeff Horn

County Contact Person

(951) 955- 4641

Phone Number

Project Planner

Title

1/10/10

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCUP02864R2 ZCFG05465

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0814140

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: GAIKWAD JAGDISH
paid by: CK 2262
CFG FOR EA42109

\$64.00

paid towards: CFG05465 CALIF FISH & GAME: DOC FEE
at parcel: 32230 SAGE RD HEM
appl type: CFG3

By _____ Dec 22, 2008 16:48
SBROSTRO posting date Dec 22, 2008

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

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