



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 1

Planning Commission Hearing: July 7, 2021

PROPOSED PROJECT

Case Number(s):	CUP210002	Applicant(s): Mehul A. Patel
Environmental:	CEQ210006 No Further Review	
	Required	
Area Plan:	Southwest	
Zoning Area/District:	Rancho California Area	
Supervisory District:	Third District	
Project Planner:	Deborah Bradford	
Project APN(s):	963-490-007	

John Hildebrand

 John Hildebrand
 Planning Director

PROJECT DESCRIPTION AND LOCATION

CONDITIONAL USE PERMIT NO. 210002 is a proposal to allow for the sale of beer, wine, hard liquor, and other drinks that contain alcohol for off-site consumption (ABC Type 21 license) within a 2,000 square foot portion of building S2 of Parcel 8 of the French Valley Commons Shopping Center (PPT180016 & PM37399). Building S2 is comprised of approximately 5,800 square feet of leasable building within the approximately 14-acre site.

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

The project is located Northerly of Benton Road, southerly and easterly of Winchester Road, and westerly of Leon Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted Mitigated Negative Declaration for Plot Plan No. 180016 and Tentative Parcel Map No. 37399 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE **CONDITIONAL USE PERMIT NO. 210002**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Specific Plan No. 106 (Dutch Village) Planning Area 5b
Specific Plan Land Use:	Commercial Retail (CR)
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR) and Open Space: Recreation (OS:R)
East:	Medium High Density Residential (MHDR)
South:	Business Park (BP) and Light Industrial (LI)
West:	Commercial Retail (CR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP 284 – Quinta Do Lago)
East:	Specific Plan (SP 284 – Quinta Do Lago)
South:	Rural Residential (R-R), Specific Plan (SP - Quinta Do Lago, SP 265 – Borel Airpark Center)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land
East:	Vacant land
South:	Single family residences, vacant land
West:	Commercial

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	14.06 acre parcel Parcel 8 - 0.7 acres (CUP area)	

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Proposed Building Area (SQFT):	2,000 SF of leasable area within Bldg. S2	N/A

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
General Retail	2,000 SF	1 space/200 SF	10	37
TOTAL:			10	37

Located Within:

City's Sphere of Influence:	Yes – City of Temecula
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	Yes – Lake Skinner
Agricultural Preserve:	No
Liquefaction Area:	Yes - Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMESHCP Criteria Cell:	Yes – 5677
CVMESHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – French Valley Airport Influence Area, Compatibility Zone and C

PROJECT LOCATION MAP



Figure 1: French Valley Commons

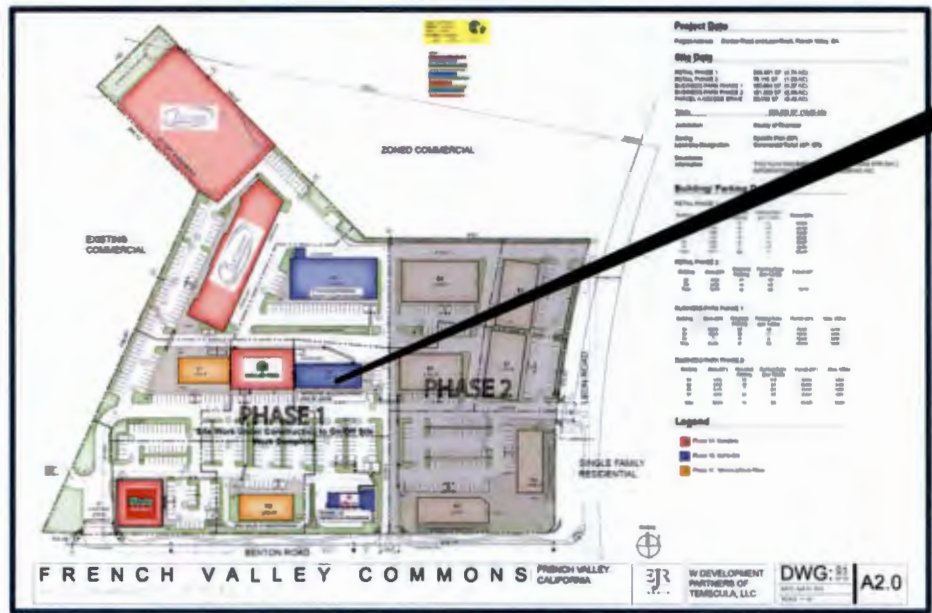


Figure 2: Project Site building S2

PROJECT BACKGROUND AND ANALYSIS

Background:

The project site has previously been approved for development through Plot Plan No. 180016 (PPT180016) and Tentative Parcel Map No. 37399 (PM37399). These approvals included development of a total of 138,495 square feet of building area amongst 15 buildings and subdivision of the current overall 14.06-acre parcel into 15 parcels. These prior applications were approved by the Board of Supervisors on September 25, 2018 and included a Mitigated Negative Declaration that analyzed the environmental impacts of that project.

Project Analysis

The application for Conditional Use Permit No. 210002 was submitted to the County on February 7, 2021. The Project is a request for the operation of a 2,000 square foot liquor store that will sell beer, wine, hard liquor, and other drinks that contain alcohol for off-site consumption (ABC Type 21 license). Hours of operation will be from 7:00 am to 11:00 pm seven days a week. It is estimated that at least two employees will be on-site at all times. The liquor store will be located within a portion of building S2 which is comprised of 5,800 square feet of the French Valley Commons development. No exterior changes are proposed from what was previously approved by PPT180016.

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

The project site's General Plan Foundation Component is Community Development (CD) and the land use designation is Commercial Retail (CR). The Foundation Component and land use designation allows for the development of commercial retail and service uses within a community. The proposed Project is consistent with the Commercial Retail (CR) land use designation because the Project is exclusively to allow a commercial retail use, specifically the sale of beer, wine, and spirits (ABC Type 21 license), within 2,000 square feet of building S2 of the already approved French Valley Commons shopping center (PPT180016).

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Conditional Use Permit No. 210002 will not result in any new significant environmental impacts not identified in the previously adopted Mitigated Negative Declaration (MND) for Plot Plan No. 180016 and Tentative Parcel Map No. 37399 (French Valley Commons). The Conditional Use Permit is a proposal for a specific use within the French Valley Commons. The proposed use of a liquor store will not result in any substantial physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to the MND, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. The Conditional Use Permit is a proposal for a specific use within the French Valley Commons shopping center. The Conditional Use Permit would develop an area previously identified by the

MND for development and would have the same impacts relative to the existing project site (i.e. biological resources, cultural resources, etc.) The Conditional Use Permit will utilize 2,000 square feet of the approved 5,800 square feet allocated for Building S2. The Conditional Use Permit does not propose any greater peak or daily trips generated compared to what was previously analyzed for the French Valley Commons. Any traffic related impacts from air quality, noise, greenhouse gas emissions, would be the same from what was previously analyzed in the MND. The Conditional Use Permit proposed use to allow for the operation of a liquor store which would not result in the use of materials or generate emissions beyond the general commercial uses that were assumed within the MND. Overall, the Conditional Use Permit would result in the same impacts from what was previously analyzed in the MND; and,

- b. The subject site was included within the project boundary analyzed in the MND; and,
- c. There are no changes to the mitigation measures included in the MND; and
- d. The Conditional Use Permit does not propose any substantial changes to the approved Plot Plan or Tentative Parcel Map as reviewed in the MND that would result in any increase in environmental impacts.

FINDINGS AND CONCLUSIONS

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Commercial Retail (CD:CR) (0.20-0.35 FAR). The Commercial Retail land use designations of the General Plan states, "Commercial uses help to provide jobs for local residents, contribute to enhancing and balancing communities economically, and facilitate a tax base that aids in providing needed public facilities and services." It is the goal of the General Plan to accommodate commercial demand, stimulate focused commercial centers and accommodate a variety and range of uses, and encourage that new or rehabilitated commercial structures and centers enhance the character of the area and are integrated into the community they are intended to service. The Commercial Retail land use designation states it encourages, "Local and regional serving retail and service uses" for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed Conditional Use Permit would provide a retail use that will the surrounding community and would therefore be consistent with the Commercial Retail land use designation.
2. The project is also located within Specific Plan No. 106 (Dutch Village Specific Plan) which designates the site as Commercial Retail. The Conditional Use Permit proposes the operation of a liquor store. This use is consistent with the land use designation of the Specific Plan of Commercial Retail as noted in the previous finding. The project is consistent with the applicable provisions of this Specific Plan.
3. The existing zoning is Scenic Highway Commercial (C-P-S), which is consistent with the General Plan land use designation of Commercial Retail. The proposed use of a liquor store is a permitted use subject to approval of a Conditional Use Permit. in the C-P-S zone since the C-P-S zone specifically permits liquor stores pursuant to the provision of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348. The Conditional Use Permit is consistent with the applicable development standards of the C-P-S zone and as required by Section 18.48 as detailed further in the Development Standards findings of this staff report.

Entitlement Findings:

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

Conditional Use Permit

The following findings are required to approve the Conditional Use Permit, pursuant to the provisions of Section 18.28.D of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County, as detailed previously in the Land Use findings.
2. The proposed use will not be detrimental to the health, safety, or general welfare of the community since the project has been reviewed by County departments specifically for these concerns and has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. As indicated previously in the Environmental Findings, the Conditional Use Permit would not result in any greater impacts to the environment than what was analyzed in the previous MND. The Conditional Use Permit proposed for the liquor store will not be utilizing or storing hazardous materials other than those associated with the operation of a typical retail use that stores and sells beer, wine and spirits. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community and is subject to those conditions necessary to protect the health, safety, and general welfare of the community.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as area to the west of the project site have been developed with, approved for, or designated for similar uses as the proposed project. Areas to the north and west of the proposed project are vacant uses and have been considered in the design of the project. Areas to the south of the proposed project that are developed with or designated for residential uses have been considered in the design of the project. The project incorporates visual building aesthetics and landscaping where appropriate. Additionally, the proposed project would not inhibit development of surrounding areas.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The previously approved Plot Plan and Tentative Parcel Map will improve Benton Road and Leon Road along its frontage. All other drainage improvements will be provided onsite to convey existing drainage patterns and to treat any onsite runoff prior to outlet.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The previous Plot Plan and Tentative Parcel Map and the current

Conditional Use Permit propose a single building on a single parcel, so this situation does not exist for this project.

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

1. *A conditional use permit shall be required for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.* The sale of motor vehicle fuels is not a part of this proposal. The selling of alcoholic beverages will occur in a stand alone building.
2. *A conditional use permit shall be required for the sale of alcoholic beverages for off-premises consumption in all zoning classifications, excluding C/V, where such zoning would permit the sale with plot plan approval or conditional use permit approval, however, that the provisions of Subsection B.1. shall not apply to a retail commercial establishment which (1) contains at least 20,000 square feet of interior floor space and is primarily engaged in the sale of groceries and (2) does not sell motor vehicle fuels.* A conditional use permit is being processed for the sale of alcoholic beverages for off-premises consumption in the Scenic Highway Commercial (C-P-S) zoning classification. Operation of the proposed business will occur within a 2,000 square foot portion of a 5,800 square foot building (S2) within the French Valley Commons Shopping Center.
3. *Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground.* The Project site is located within an approved shopping center. There are no schools, churches, public parks, or playgrounds located within 600 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park, church, or playgrounds.
4. *Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities.* A notice of public hearing has been given to all property owners within 1,000 feet of the subject facility.

Development Standards Findings:

1. The proposed project is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Scenic Highway Commercial (C-P-S) zone as detailed below.
 - a. *There is no minimum lot area required.* The Project site is located in Parcel 8 of the approved Tentative Parcel Map No. 37399 (French Valley Commons). Parcel 8 is comprised of approximately 0.7 acres (30,492 SF). The Project is consistent with this development standard.
 - b. *There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the*

same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The proposed use will be located within building S2 which will have a maximum height of 27'5". The Project complies with this development standard.

- c. *Automobile parking shall be provided as required by Section 18.12.* The proposed use will be for a 2,000 square foot liquor store located within a portion of building S2 which has a total square footage of 5,800 square feet. Parking requirements for a standalone liquor store is one space/200 square feet. Based upon the square footage of the proposed liquor store 10 parking spaces would be required. A total of 37 parking spaces have been provide for building S2. Two (2) of these parking spaces shall be designated for electrical vehicles and shall be served by an electrical vehicle charging station and two (2) accessible parking spaces shall be required. The Project complies with this development standard.
- d. *All new utilities shall be undergrounded.* The project is conditioned to underground any new and any existing overhead utilities, excluding electrical lines rated higher than 33 kV.
- e. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.
- f. *All signs shall be in conformance with Article XIX of Ordinance No. 348.* No signs are proposed at this time, but applications for future signs will be reviewed as part of the building permit process for consistency with Article XIX of Ordinance No. 348.
- g. *All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.* The project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.

Other Findings:

1. The project site is within the Highway 79 Policy Area, and policy SWAP 9.2 requires a maximum residential density of the midpoint of the existing designation minus 9%. The project is for a commercial use, not a residential use. Therefore, SWAP 9.2 does not apply to the proposed project.
2. This project site is located within Criteria Cells 5677 of the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements located within a Criteria Area of the Multi-Species Habitat Conservation Plan. Riverside County determined that no conservation was described for the project site through HAN180014.
3. This project is within the City of Temecula Sphere of Influence. The project was transmitted to the City of Temecula on March 3, 2021 and no comments have been received.

4. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
5. The proposed Project is located within the boundaries of the French Valley Commons Shopping Center. On May 10, 2018, ALUC found the project consistent with the 2007 French Valley Airport Land Use Compatibility Plan (as amended in 2011). On March 31, 2021, correspondence from ALUC stated that the proposed Project would not be required, as the proposal does not exceed the analysis or conditions set forth in the original ALUC case for the commercial center under ZAP1079FV18. However, if the proposal does deviate from the analysis and conditions in ZAP1079FV18, ALUC review may then be required.
6. The Project site is not located in a Fire Hazard Zone nor in a Fire Responsibility Area. However, fire protection and suppression services will be available for the Project site through the Riverside County Fire Department. In addition, compliance with the California Fire Code, Riverside County Ordinance No. 787 and Riverside County Fire Department Standards will ensure protection of life and property.
7. According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for Census Tract 432.42 is four (4). This number is based on a ratio of licenses to population in the census tract versus the ratio of licenses to population for the entire County. Currently, there are three (3) licenses for sale for off-site consumption issued in Census Tract 432.42. Approval of this Project would increase the number of existing alcohol beverage control licenses to four (4) which does not exceed the number of licenses allowed for this census tract. The finding of "Determination of Public Convenience and Necessity" is not required and overconcentration does not exist.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Planning Commission's decision.

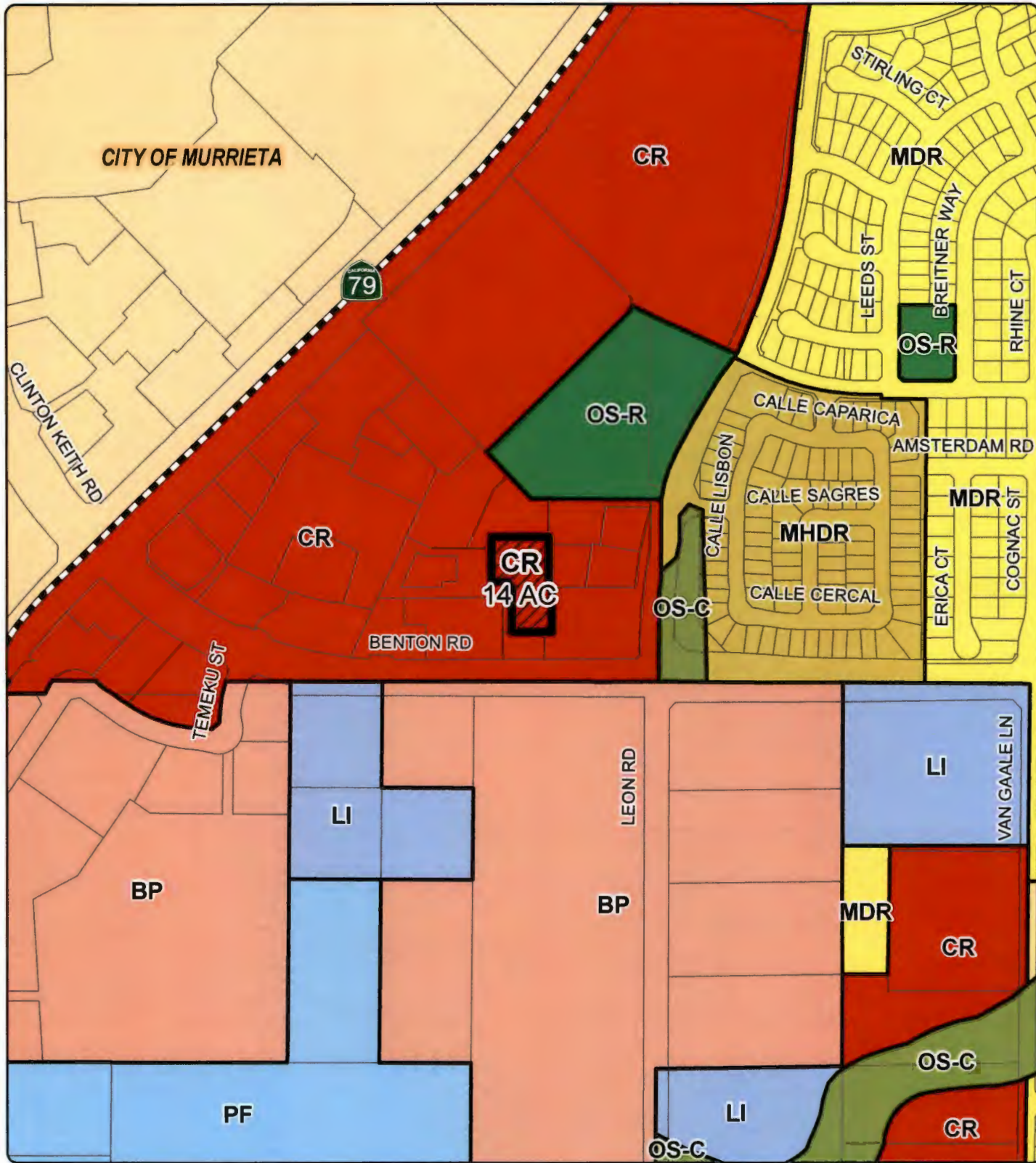
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP210002

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 04/09/2021
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

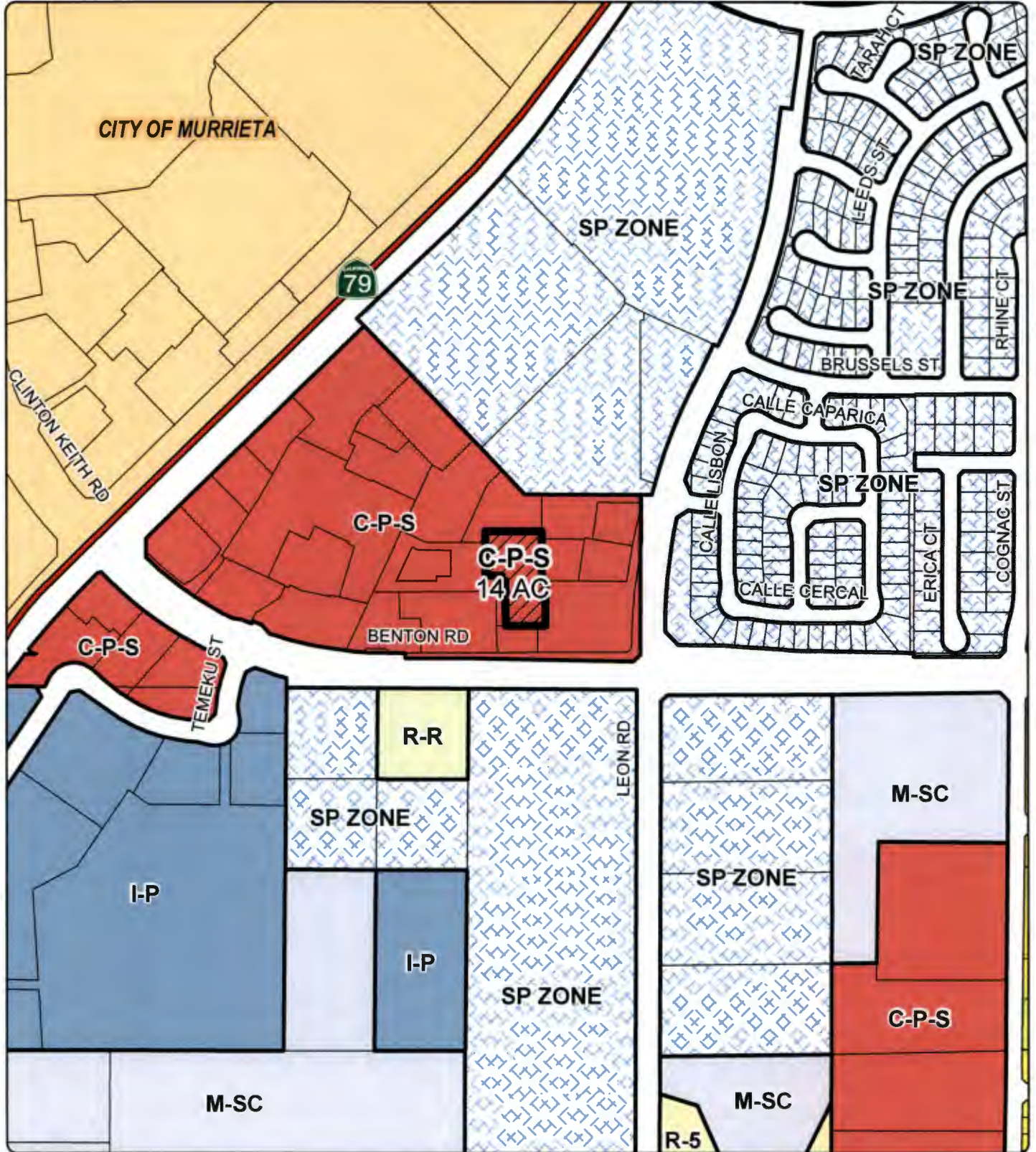
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP210002

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 04/09/2021
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP210002

Supervisor: Washington
 District 3

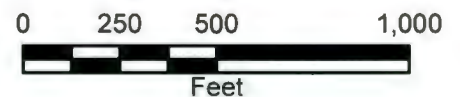
Date Drawn: 04/09/2021
 Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



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Project Data

Project Address: Benton Road and Leon Road, French Valley, CA

Site Data

RETAIL PHASE 1: 206,681 SF (4.74 AC)
 RETAIL PHASE 2: 78,118 SF (1.80 AC)
 BUSINESS PARK PHASE 1: 185,884 SF (4.27 AC)
 BUSINESS PARK PHASE 2: 121,829 SF (2.80 AC)
 PARCEL A ACCESS DRIVE: 20,093 SF (0.45 AC)

Totals: 612,405 SF (14.08 AC)

Jurisdiction: County of Riverside
 Zoning: Commercial Retail (CP-CR)
 Land Use Designation: Commercial Retail (CP-CR)

Boundaries Information: THIS PLAN HAS BEEN PREPARED BY USING SITE DATA INFORMATION FROM SWS ENGINEERING INC.

Building/ Parking Data

Building	Area (SF)	Provided Parking	Parking Ratio (per 1,000)	Parcel (SF)
B1	6,888	34	5.4	28,800
B2	6,500	33	5.4	24,100
B3	7,463	37	5.4	34,000
B4	11,200	56	5.4	34,000
B5	6,543	33	5.4	24,100
B6	9,175	46	5.4	34,000
B7	9,175	46	5.4	34,000
RS	7,000	35	5.4	28,800
S1	9,700	49	5.4	34,000
S2	5,800	29	5.4	24,100
R2	5,400	27	5.4	24,100
Sums	38,371	201	5.4	208,891

Building	Area (SF)	Provided Parking	Parking Ratio (per 1,000)	Parcel (SF)
B8	7,000	35	5.4	28,800
B9	13,000	65	5.4	34,000
Sums	20,000	100	5.4	62,800

Building	Area (SF)	Provided Parking	Parking Ratio (per 1,000)	Parcel (SF)
B10	23,820	119	5.4	94,000
B11	1,800	9	5.4	6,400
B12	9,000	45	5.4	34,000
Sums	34,620	173	5.4	134,400

Building	Area (SF)	Provided Parking	Parking Ratio (per 1,000)	Parcel (SF)
B13	1,800	9	5.4	6,400
B14	6,543	33	5.4	24,100
B15	9,175	46	5.4	34,000
Sums	17,518	88	5.4	64,500

Building	Area (SF)	Provided Parking	Parking Ratio (per 1,000)	Parcel (SF)
B16	1,800	9	5.4	6,400
B17	9,175	46	5.4	34,000
Sums	10,975	55	5.4	40,400

Building	Area (SF)	Provided Parking	Parking Ratio (per 1,000)	Parcel (SF)
B18	1,800	9	5.4	6,400
B19	6,543	33	5.4	24,100
B20	9,175	46	5.4	34,000
Sums	17,518	88	5.4	64,500

Building	Area (SF)	Provided Parking	Parking Ratio (per 1,000)	Parcel (SF)
B21	1,800	9	5.4	6,400
B22	6,543	33	5.4	24,100
B23	9,175	46	5.4	34,000
Sums	17,518	88	5.4	64,500

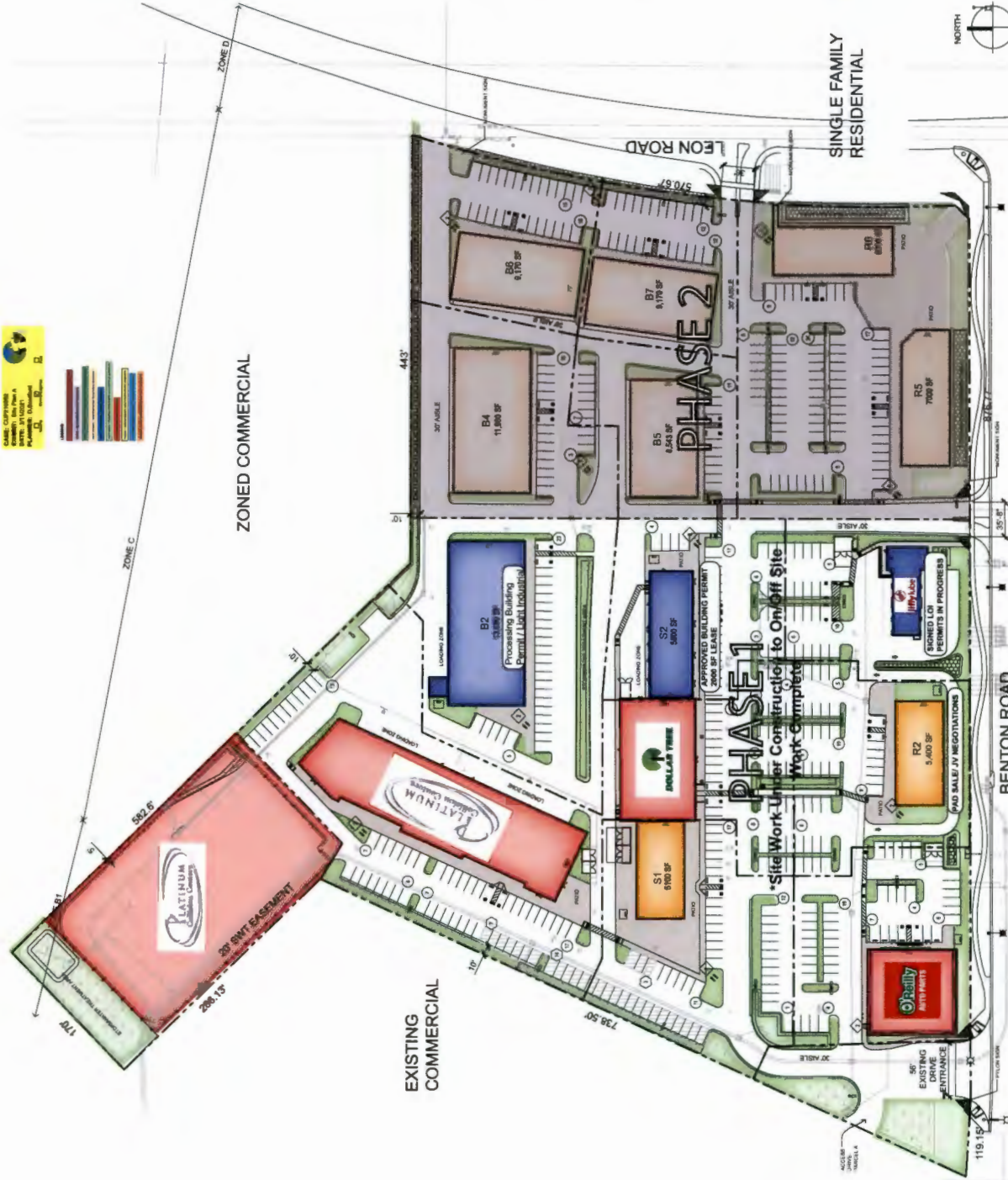
Building	Area (SF)	Provided Parking	Parking Ratio (per 1,000)	Parcel (SF)
B24	1,800	9	5.4	6,400
B25	6,543	33	5.4	24,100
B26	9,175	46	5.4	34,000
Sums	17,518	88	5.4	64,500

Building	Area (SF)	Provided Parking	Parking Ratio (per 1,000)	Parcel (SF)
B27	1,800	9	5.4	6,400
B28	6,543	33	5.4	24,100
B29	9,175	46	5.4	34,000
Sums	17,518	88	5.4	64,500

Building	Area (SF)	Provided Parking	Parking Ratio (per 1,000)	Parcel (SF)
B30	1,800	9	5.4	6,400
B31	6,543	33	5.4	24,100
B32	9,175	46	5.4	34,000
Sums	17,518	88	5.4	64,500

Legend

- Phase 1A: Complete
- Phase 1B: Out to Bid
- Phase 1C: Various LOIs in Place

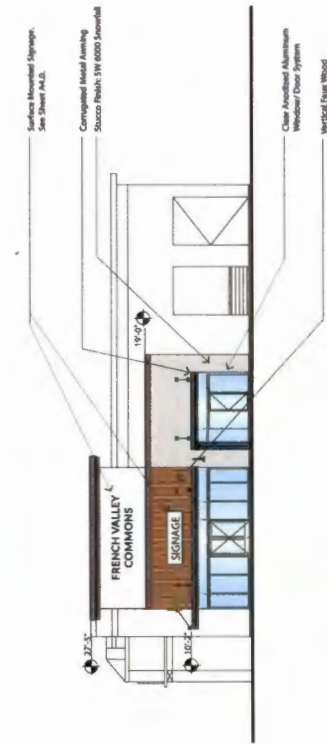


FRENCH VALLEY COMMONS | FRENCH VALLEY, CALIFORNIA
 DEVELOPMENT SITE PLAN 2.0

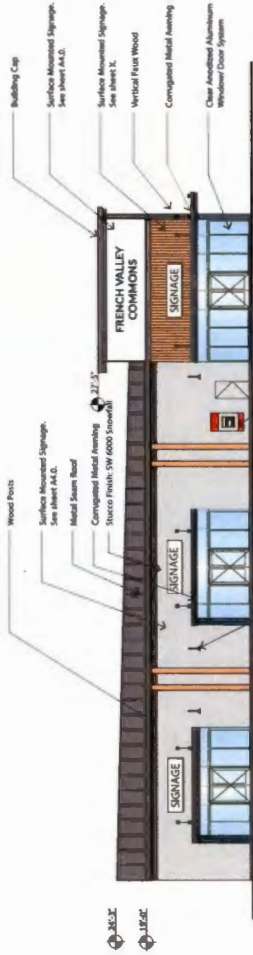


W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG: 01 OF 38
 DATE: April 22, 2020
 SCALE: 1" = 80'



C Side Elevation



A Front Elevation

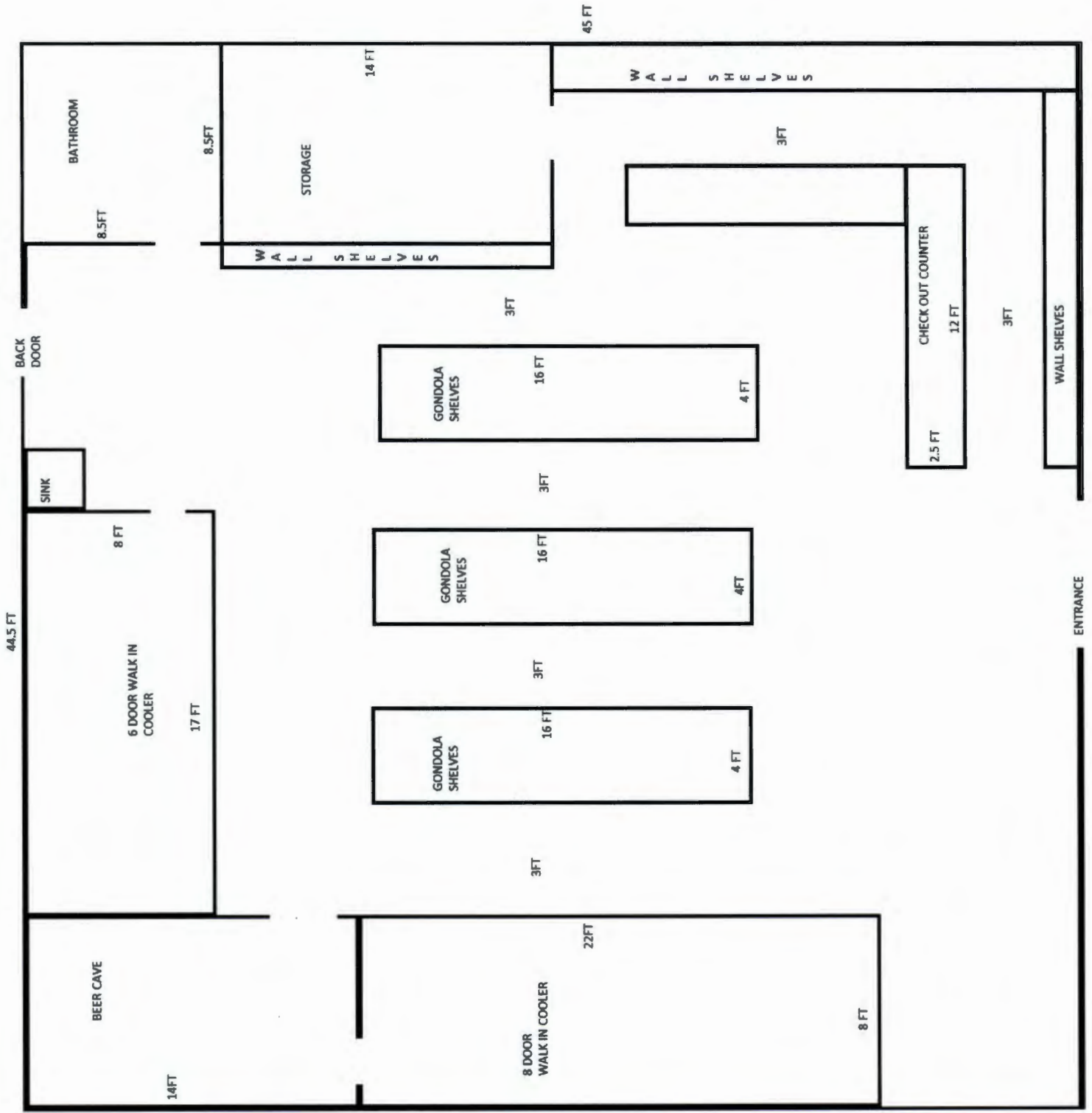


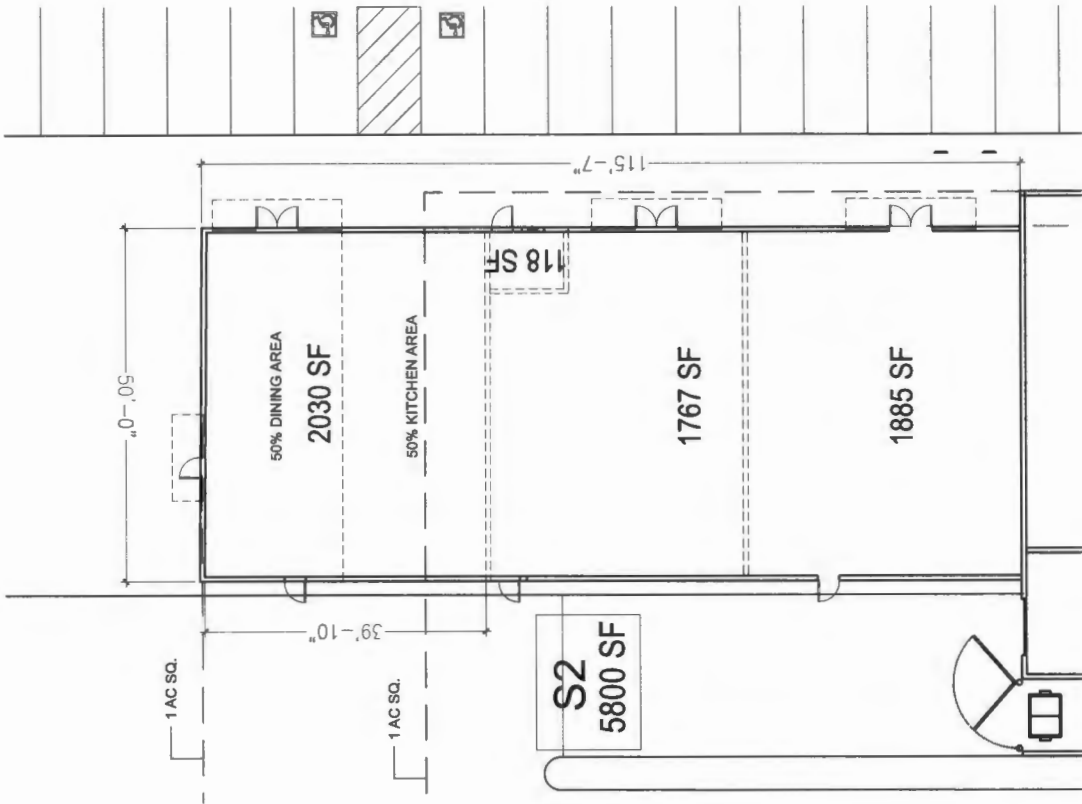
B Back Elevation



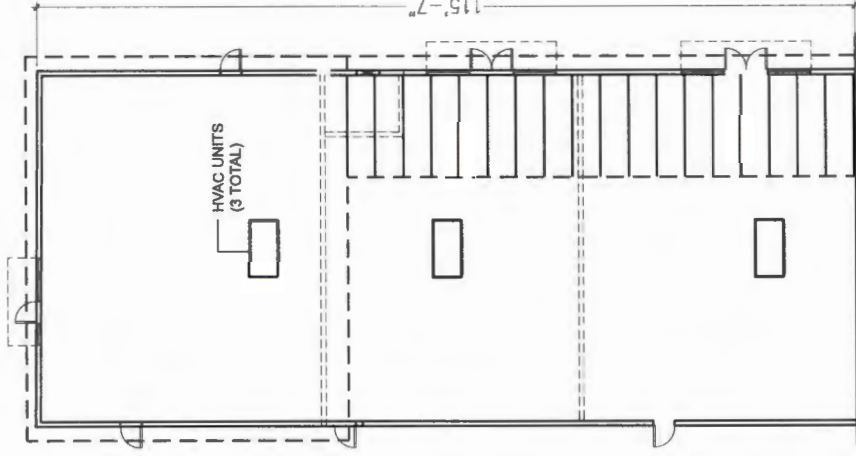
KEY MAP

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.





A FLOOR PLAN



B ROOF PLAN

- NOTES:
- MULTIPLE TENANTS:
 35% FOOD (2,030 SF MAX)
 65% NON-FOOD/RETAIL (3,700 SF MAX)
 - SEE SHEET A1.0 FOR ALL PARKING INFORMATION



DWG: 27
 OF 31
 DATE: May 02, 2018
 SCALE: 1" = 1'-0"

W DEVELOPMENT
 PARTNERS OF
 TEMECULA, LLC

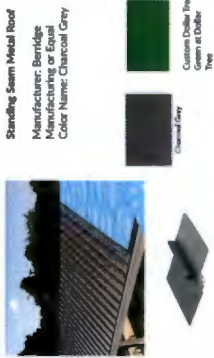


FRENCH VALLEY,
 CALIFORNIA

COMMONS

FRENCH VALLEY COMMONS
 S2 BUILDING FLOOR AND ROOF PLANS

A5.2



A Metal Seam Roof



E Faux Stone Wainscot 'A'



I Stucco Finish - SW 6000



L Stucco Finish - SW 7016



B Heavy Timber Pop-out



F Faux Stone Wainscot 'B'



J Stucco Finish - SW 6750



M Stucco Finish - SW 7103



C Foam Cornice with Sheet Metal Cap



G Faux Wood Slat Panel System



K Stucco Finish - SW 6868



N Stucco Finish - SW 7516



D Corrugated Metal Awning



H Horizontal Siding



J Stucco Finish - SW 7006



O Stucco Finish - SW 7567



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

Charissa Leach, P.E.
Assistant CEO/TLMA Director



06/03/21, 4:22 pm

CUP210002

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP210002. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP210002) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

CONDITIONAL USE PERMIT NO. 210002 is a proposal to allow for the sale of beer, wine, hard liquor, and other drinks that contain alcohol for off-site consumption (ABC Type 21 license) within a 2,000 square foot portion of building S2 of Parcel 8 of the French Valley Commons Shopping Center (PPT180016 & PM37399). Building S2 is comprised of approximately 5,800 square feet of leasable building within the approximately 14-acre site.

Advisory Notification. 3 AND - Design Guidelines

- Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards.
 2. Specific Plan Design Guidelines.

Advisory Notification. 4 AND - Exhibits

- The development of the premises shall conform substantially with that as shown on APPROVED CUP210002 EXHIBIT(S)
- Exhibit A (Site Plan), dated April 22, 2020.
 - Exhibit B (Elevations - PPT180016), dated March 2, 2018.
 - Exhibit C (Floor Plans - PPT180016), dated March 2, 2018.
 - Exhibit M (Colors and Materials - PPT180016), dated May 2, 2018.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

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

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP210002 or its associated environmental documentation; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning CUP210002, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

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

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

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

Fire

Fire. 1 Fire - Advisory

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire flow information, from within the last 6 months, shall be provided for all newly proposed projects. Please contact your local water purveyor and obtain a fire flow letter for the closest fire hydrant. Only original fire flow letters will be accepted. A Hydrant Fire Flow Verification Request Form can be requested from our office.

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

Planning

Planning. 1 Gen - ADA Parking Spaces

A minimum of 2 accessible parking spaces 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

Trans. General (cont.)

accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable 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.

2. 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.

3. All conditions of approval for PPT180016 and PM37399 are still applicable to CUP210002.

Plan: CUP210002

Parcel: 963490007

50. Prior To Map Recordation

Transportation

050 - Transportation. 1 50 – TRANSPORTATION – BCS ANNEX OTHER Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS. Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition. Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Gen - Compliance with PPT180016 Not Satisfied

All grading permits shall implement the conditions of approval of Plot Plan No. 180016.

060 - Planning. 2 Gen - Fee Balance Not Satisfied

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

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the 30-day pre-construction burrowing owl survey.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or

Plan: CUP210002

Parcel: 963490007

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. PRIMP must be accompanied by the final grading plan for the subject project.
 3. Description of the proposed site and planned grading operations.
 4. Description of the level of monitoring required for all earth-moving activities in the project area.
 5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

Plan: CUP210002

Parcel: 963490007

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 Food Plans (cont.) Not Satisfied

Planning

080 - Planning. 1 Gen - Compliance with PPT180016 Not Satisfied

All building permits shall implement the conditions of approval of Plot Plan No. 180016.

080 - Planning. 2 Gen - Electric Vehicles Not Satisfied

Building plans shall show compliance with electrical vehicle Ordinance Section 18.12.c of Ordinance No. 348, or as otherwise may be approved as allowed per Ordinance No. 348.

080 - Planning. 3 Gen - Fee Balance Not Satisfied

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

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Gen - Accessible Parking Not Satisfied

A minimum of two (2) accessible parking spaces 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 90 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 the owner's expense. Towed vehicles may be reclaimed at or by telephoning "In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 Gen - Fee Balance Not Satisfied

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

Transportation

090 - Transportation. 1 Transportation Fees Not Satisfied

PAYMENT OF TRANSPORTATION FEES

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

06/03/21
16:24

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 5

Plan: CUP210002

Parcel: 963490007

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1

Transportation Fees (cont.)

Not Satisfied

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

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

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

PATEL, MEHUL AMRATLAL

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

30920 BENTON RD, STE 1, WINCHESTER 92596

3. LICENSE TYPE

21 OFF SALE

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only | <input type="checkbox"/> All | | |
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input checked="" type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| Other - describe: | | | |

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

7. RATIO OF LICENSES TO POPULATION IN COUNTY

On-Sale Off-Sale On-Sale Off-Sale

8. CENSUS TRACT NUMBER

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

432.42 RIV 4 On-Sale Off-Sale 3 On-Sale Off-Sale

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

- Yes, the number of existing licenses exceeds the number allowed
- No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- Yes (Go to Item #13) No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

14. TOTAL NUMBER OF REPORTING DISTRICTS

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

16. AVERAGE NO. OF OFFENSES PER DISTRICT

17. 120% OF AVERAGE NUMBER OF OFFENSES

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

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

- Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- No, the total number of offenses in the reporting district is lower than the total number in item #17

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

- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

DR



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed Applicant-Property Owner Signature Form, and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT):			
Contact Person:	MEHUL <small>First Name</small>	A. <small>Middle Name</small>	PATEL <small>Last Name</small>
E-mail Address:	mapcstore@gmail.com		
Mailing Address:	26233 <small>Street Number</small>	WOODLAND CIR <small>Street Name</small>	 <small>Unit or Suite</small>
	MURRIETA <small>City</small>	CA <small>State</small>	92563 <small>Zip Code</small>
Daytime Phone No.:	Mobile Phone No.: (714)408-5209		

Engineer/Representative Contact, if any:			
Contact Person:	 <small>First Name</small>	 <small>Middle Name</small>	 <small>Last Name</small>
E-mail Address:			
Mailing Address:	 <small>Street Number</small>	 <small>Street Name</small>	 <small>Unit or Suite</small>
	 <small>City</small>	 <small>State</small>	 <small>Zip Code</small>
Daytime Phone No.:	Mobile Phone No.:		

Property Owner Contact:			
Contact Person:	Rob <small>First Name</small>	 <small>Middle Name</small>	Mann <small>Last Name</small>
E-mail Address:	robmann@frontlinecap.com		
Mailing Address:	125 <small>Street Number</small>	Stillman <small>Street Name</small>	 <small>Unit or Suite</small>
	San Francisco <small>City</small>	Ca <small>State</small>	94107 <small>Zip Code</small>
Daytime Phone No.:	415-990-3378	Mobile Phone No.:	

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more Additional Property Owner Sheets.

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

Approximate Gross Acreage: **1.33**

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

Government Code Section 65962.5.(f) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on 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 this development project with respect to the Cal EPA's Cortese List Data Resources webpage 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 any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.
Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the Riverside County Airport Land Use Commission will be required.

*Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)*

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis.

MILITARY LAND USE COMPATIBILITY

Using the California Military Land Use Compatibility Analyst website, the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- Santa Ana/San Jacinto Valley Region
- Santa Margarita Region
- Santa Margarita Region-Other Development Project
- Whitewater Region

*Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)*

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the Applicant-Property Owner Signature Form. Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms_General_Application_Form.docx
Revised: 10/14/2020

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 210002 – No New Environmental Docs Required – CEQ210006 – Applicant: Mehul A. Patel – Representative: W. Development Partners of Temecula – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Benton Road, southeasterly of Winchester Road, and westerly of Leon Road – 0.7 Gross Acres – Zoning: Specific Plan No. 106 (Dutch Village) – **REQUEST:** The proposed project is a request to allow for the operation of a 2,000 sq. ft. liquor store within building S2, a 5,800 sq. ft. leasable building located within the French Valley Commons shopping center (Parcel 8 of Parcel Map No. 37399). Access to the site will be obtained via Benton Road. APN: 963-490-007.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**
DATE OF HEARING: **JULY 7, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods or to schedule an appointment.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIENGUYEN certify that on April 13, 2021,

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

APN (s) or case numbers CUP210002 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

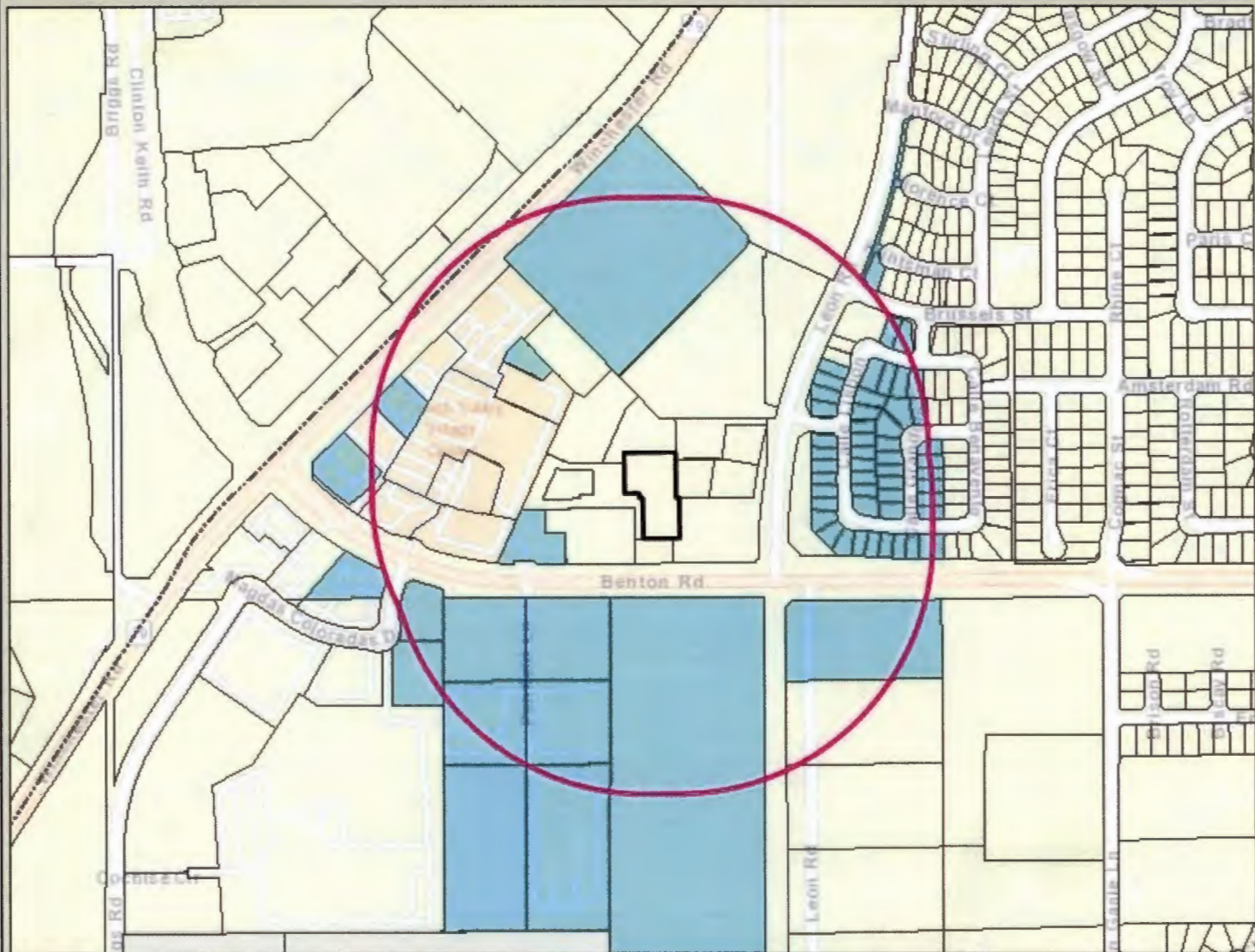
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP210002 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet



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

REPORT PRINTED ON... 4/13/2021 11:01:04 AM

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963221046
VALLEY WIDE RECREATION & PARK DIST
30627 MENIFEE RD
MENIFEE CA 92584

963480015
TIFFANY COLLINS
31071 CALLE CERCAL
WINCHESTER CA 92596

963480021
LAUREN K. HERRERA
36499 CALLE LISBON
WINCHESTER CA 92596

963060052
FRENCH VALLEY TOWNE CENTER
P O BOX 1175
SAN JUAN CAPO CA 92693

963070023
S&S PROP ACQUISITION
1714 16TH ST
SANTA MONICA CA 90404

963480024
MARK ANTHONY GOERINGER
36463 CALLE LISBON
WINCHESTER CA 92596

963480026
DEBRAKIR JACOBS
36439 CALLE LISBON
WINCHESTER CA 92596

963482001
LISA B. JENKINS
36494 CALLE GRANDOLA
WINCHESTER CA 92596

963482006
LAWRENCE HUGH KELLER
36434 CALLE GRANDOLA
WINCHESTER CA 92596

963471001
JAMES BENJAMIN HAYS
36403 CALLE LISBON
WINCHESTER CA 92596

963471002
ULYSSES LADAO VALDEZ
36391 CALLE LISBON
WINCHESTER CA 92596

963472003
MICHAEL S. CULVER
31045 CALLE CAPARICA
WINCHESTER CA 92596

963472011
RANDALL S. REAM
31110 CALLE SAGRES
WINCHESTER CA 92596

963472012
CARL C. CAYETANO
31098 CALLE SAGRES
WINCHESTER CA 92596

963472015
PAULINUS S. ESOMONU
36410 CALLE LISBON
WINCHESTER CA 92596

963480014
BRIAN A. HERNANDEZ
31083 CALLE CERCAL
WINCHESTER CA 92596

963480019
CHRISTOPHER WILLIAM HANSEN
31023 CALLE CERCAL
WINCHESTER CA 92596

963480025
MATTHEW GARRETT COOK
36451 CALLE LISBON
WINCHESTER CA 92596

963481006
TERRY JOHNSON
36489 CALLE GRANDOLA
WINCHESTER CA 92596

963070014
RIVCO DEV
30141 ANTELOPE RD STE D320
MENIFEE CA 92584

963070019
GINO LOUIS BATTISTA
36560 PENFIELD LN
WINCHESTER CA 92596

963070021
HELP HOSPITALIZED VETERANS
36585 PENFIELD RD
WINCHESTER CA 92596

963070022
COUNTY OF RIVERSIDE
3410 10TH STREET, STE 400
RIVERSIDE CA 92501

963070018
HELP HOSPITALIZED VETERANS INC
36585 PENFIELD LN
WINCHESTER CA 92596

963070020
GHD PROPERTIES
36580 PENFIELD LN
WINCHESTER CA 92596

963070024
SABA FAMILY TRUST DATED 07/24/2018
41309 AVENIDA BIONA
TEMECULA CA 92591

963480018
RHONDA D. NEVILLE
31035 CALLE CERCAL
WINCHESTER CA 92596

963480027
HOBGOOD RONNIE A & PAMELA J INTERVIVOS
36427 CALLE LISBON
WINCHESTER CA 92596

963481002
MADELINE ESPARZA
36441 CALLE GRANDOLA
WINCHESTER CA 92596

963481010
OMAR HEADLEY
36458 CALLE LISBON
WINCHESTER CA 92596

963440006
VINTNERS DISTRIBUTORS INC
41805 ALBRAE ST 2ND FL
FREMONT CA 94538

963471003
SUSANNA LARISSA GISELA CISNEROS
36379 CALLE LISBON
WINCHESTER CA 92596

963472013
RAGUI F. MORCOS
3572 LANGDON
FREMONT CA 94538

963480012
ADAM KENNEDY
31107 CALLE CERCAL
WINCHESTER CA 92596

963481001
ANTONIO JAMES TYLER
36429 CALLE GRANDOLA
WINCHESTER CA 92596

963481003
JARED JAMES FLOREZ
36453 CALLE GRANDOLA
WINCHESTER CA 92596

963481008
NEERAJ SACHDEVA
36482 CALLE LISBON
WINCHESTER CA 92596

963481012
JASSIDY JOHNSON
575 LANDS END WAY APT 226
OCEANSIDE CA 92058

963010001
NIHAL J. ELQURA
31401 CAM CAPISTRANO NO 1
SAN JUAN CAPO CA 92675

963221050
ASHLEY SEVERO
31047 HUNTSMAN CT
WINCHESTER CA 92596

963471008
IGNACIO AMEZOLA
31040 CALLE CAPARICA
WINCHESTER CA 92596

963472002
CHRISTOPHER VICTORIA
31033 CALLE CAPARICA
WINCHESTER CA 92596

963481005
FRANCISCO JR I CABRAL
36477 CALLE GRANDOLA
WINCHESTER CA 92596

963472001
ALLYSON M. CHRISTOU
31021 CALLE CAPARICA
WINCHESTER CA 92596

963480013
CEZER B. REYES
31095 CALLE CERCAL
WINCHESTER CA 92596

963060073
JUNG OCK LEE
440 S VERMONT AVE # 301
LOS ANGELES CA 90020

963070015
TETON HOLDINGS
31301 KESTREL WAY
WINCHESTER CA 92596

963440008
DEL TACO INC
705 N CRESCENT DR
BEVERLY HILLS CA 90210

963480020
NATASHA F. LANDERS-REESE
31011 CALLE CERCAL
WINCHESTER CA 92596

963481007
ERIC W. TALLMAN
PO BOX 1532
LIHUE HI 96766

963472004
BRIA VAUGHN
31057 CALLE CAPARICA
MENIFEE CA 92596

963472016
SHERI BRIANA LEONARD
36398 CALLE LISBON
MENIFEE CA 92596

963480017
TERIN DEAN MARLATT
31047 CALLE CERCAL
WINCHESTER CA 92596

963480022
GIAHUY LE DO
36487 CALLE LISBON
WINCHESTER CA 92596

963480023
ANNETTE REPAREJO
36475 CALLE LISBON
WINCHESTER CA 92596

963482002
MATTHEW ELLIOTT LACY
36482 CALLE GRANDOLA
WINCHESTER CA 92596

963482003
ROBERT NEIL GUZMAN
36470 CALLE GRANDOLA
WINCHESTER CA 92596

963482004
EDWARD THOMAS GENTRY
36458 CALLE GRANDOLA
WINCHESTER CA 92596

963471004
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963471007
BASHARAT HUSSAIN
31028 CALLE CAPARICA
WINCHESTER CA 92596

963472014
AMY MCDANIEL
36422 CALLE LISBON
MENIFEE CA 92596

963480016
FRIETS MAULANA
31059 CALLE CERCAL
WINCHESTER CA 92596

963481004
EVELYN WHEELOCK
36465 CALLE GRANDOLA
WINCHESTER CA 92596

963481009
MARIO HERBERT SCHOLL
36470 CALLE LISBON
WINCHESTER CA 92596

963481011
JOE MICHAEL C BASA
36446 CALLE LISBON
WINCHESTER CA 92596

963482005
ARMANDO JIMENEZ DIAZ
36446 CALLE GRANDOLA
WINCHESTER CA 92596

963490001
W DEV PARTNERS OF TEMECULA
PO BOX 77564
SAN FRANCISCO CA 94107

963440001
REGENCY CENTERS
P O BOX 790830
SAN ANTONIO TX 78279

Mehul A. Patel
26233 Woodland Circle
Murrieta, CA 92563

Mehul A. Patel
26233 Woodland Circle
Murrieta, CA 92563

Rob Mann
125 Stillman
San Francisco, CA 94107

Rob Mann
125 Stillman
San Francisco, CA 94107

Eastern Municipal Water Dist.
Atten: Joe Mouawad
P.O. Box 8300
Perris, CA 92572-8300

Eastern Municipal Water Dist.
Atten: Joe Mouawad
P.O. Box 8300
Perris, CA 92572-8300

Department of Transportation – Dist. 8
Attention: Mark Roberts, AICP
Planning
464 W. 4th St., 6th Floor, MS725
San Bernardino, CA 92401-1400

Department of Transportation – Dist. 8
Attention: Mark Roberts, AICP
Planning
464 W. 4th St., 6th Floor, MS725
San Bernardino, CA 92401-1400

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

Temecula Valley Unified School Dist.
Atten: Facilities Development
31350 Rancho Vista Rd.
Temecula, CA 92592

Temecula Valley Unified School Dist.
Atten: Facilities Development
31350 Rancho Vista Rd.
Temecula, CA 92592

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

CUP210002
Project Title/Case Numbers

Deborah Bradford
County Contact Person 951.955.6646
Phone Number

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

Mehul Patel
Project Applicant 26233 Woodland Circle, Murrieta, CA 92563
Address

North of Benton Road, southeast of Winchester Road, and west of Leon Road
Project Location

Conditional Use Permit No. 210002 (CUP210002) is a proposal to allow for the sale of beer, wine, hard liquor, and other drinks that contain alcohol for off-site consumption (ABC Type 21 license) within building S2 of Parcel 8 of the French Valley Common Shopping Center (PPT180016 & PM37399). Building S2 is comprised of approximately 5,800 square feet of leasable building within the approximately 14-acre site. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously adopted Mitigated Negative Declaration for PPT180016 and PM37399 pursuant to applicable legal standards and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report's findings and conclusions for this project, which are incorporated by reference. The proposed Project will not result in any new impacts from what was previously analyzed in the MND, the subject site was included within the project boundary analyzed in the MND, there are no changes to the mitigation measures included in the MND, and the CUP does not propose any substantial changes to the approved Plot Plan or Parcel Map as reviewed in the MND that would result in any increase in environmental impacts.

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

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature Deborah Bradford, Project Planner
Title _____
Date _____
Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERKS'S USE ONLY