



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

## LAND DEVELOPMENT COMMITTEE MEETING & INTERNAL REVIEW AGENDA

77-588 El Duna Court, Suite H  
Palm Desert, CA 92211  
(760) 863-8277

**July 06, 2017 9:30AM**

Applicants/Representatives: Please be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date. LDC Members: Please have your department's or agency's requests for additional information or corrections and/or recommended conditions in the County's Land Management System (LMS) one week prior to the LDC date.

Items on the Meeting agenda will be discussed between the applicant and/or any representatives and the LDC members. The intent of the meeting is to discuss the project with the LDC members, hear their concerns and outstanding issues, if any; and to ask questions. Items on the Comment agenda, generally speaking, are amended projects that have previously been on a Meeting agenda, or are minor permit applications. Items that are on the Comment agenda are there for the purpose of providing a deadline in which the LDC members are to complete their review of the latest map or exhibit(s), identify any outstanding issues, and/or complete their signoffs and, if applicable, recommended conditions of approval. No meeting will occur on any items on the Comment agenda.

An action will be taken on each agenda item to either "Clear" or "Continue" each project. A project will be continued if there are issues of concern and/or maps/exhibits are missing important information or are otherwise unacceptable. A project can be cleared if there are no significant issues of concern and all maps/exhibits are complete and satisfactory. If a project reaches a point where the applicant cannot or will not make the necessary changes to the project in order to bring the project into conformance with the General Plan, make it consistent with the subject property's zoning, and/or protect the public's health, safety and welfare, the project will be removed from the LDC process and scheduled for a public hearing before the appropriate decision making body with a recommendation of Denial. If an applicant chooses to withdraw project while in the development review process, a written request shall be submitted to the project planner.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Felicia Sierra at (951) 955-8632 or e-mail at [fsierra@rivco.org](mailto:fsierra@rivco.org). Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request. Requests should be made at least 48 hours prior to the scheduled meeting. All LDC agendas are available at the Planning Department's website:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

### LDC Meeting Agenda

- 1. 9:30 am**  
**J. Olivas**
- CONDITIONAL USE PERMIT NO. 3774 - EA43027** – Applicant: CFJ Plaza Co. (Attn: Travis P. Vincent) – Representative: Core States Group – Fourth Supervisorial District – Thousand Palms Zoning District - Western Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) - Location: North of Ramon Road, west of Varner Road, east of Bob Hope Drive – 5.01 Acres - Zoning: Scenic-Highway Commercial (C-P-S) - **REQUEST:** Conditional Use Permit No. 3774 proposes to bring into zoning conformance an existing automobile and truck travel center including convenience store with vehicle and truck fuel sales and beer and wine sales for off-premises consumption

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

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

previously approved under Plot Plan No. 9439, along with the new installation of one (1) new 12,000 gallon bio-diesel above ground storage tank (AST) and three (3) 12,000 gallon above ground AST diesel tanks up to approximately 12 feet in overall height with associated piping. The new AST's include chain link fence enclosure and B100 injection shed. Additionally, three (3) existing underground diesel tanks are going to be converted to gasoline tanks. APN: 650-090-026. Related Cases: PP09439, PP09439S3, CUP03672 (withdrawn). Project Planner: Jay Olivas at 760-863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).  
**BBID: 803-530-329 UPROJ: CUP03774**

### **LDC Internal Review Agenda**

**NO MEETING ITEMS**

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT  
77-588 El Duna Ct., Suite H  
Palm Desert, CA 92211**

DATE: June 26, 2017

**TO:**

Riv. Co. Transportation Dept. (Palm Desert)  
Riv. Co. Env. Health Dept. (Palm Desert)  
Riv. Co. Public Health Dept. (Indio)  
Riv. Co. Fire Department (Palm Desert)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 4th District  
Planning Commissioner: 4th District-Sanchez  
Thousand Palms Community Council  
City of Cathedral City Sphere of Influence  
Coachella Valley Water District (CVWD)

**CONDITIONAL USE PERMIT NO. 3774 - EA43027** – Applicant: CFJ Plaza Co. (Attn: Travis P. Vincent) – Representative: Core States Group – Fourth Supervisorial District – Thousand Palms Zoning District - Western Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) - Location: North of Ramon Road, west of Varner Road, east of Bob Hope Drive – 5.01 Acres - Zoning: Scenic-Highway Commercial (C-P-S) - **REQUEST:** Conditional Use Permit No. 3774 proposes to bring into zoning conformance an existing automobile and truck travel center including convenience store with vehicle and truck fuel sales and beer and wine sales for off-premises consumption previously approved under Plot Plan No. 9439, along with the new installation of one (1) new 12,000 gallon bio-diesel above ground storage tank (AST) and three (3) 12,000 gallon above ground AST diesel tanks up to approximately 12 feet in overall height with associated piping. The new AST's include chain link fence enclosure and B100 injection shed. Additionally, three (3) existing underground diesel tanks are going to be converted to gasoline tanks. APN: 650-090-026. Related Cases: PP09439, PP09439S3, CUP03672 (withdrawn). Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org) **BBID: 803-530-329. UPROJ CASE: CUP03774**

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on July 6, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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.*

Any questions or comments regarding this project should be directed to Jay Olivas, Project Planner at (760) 863-7050 or e-mail at jolivas@rivco.org / MAILSTOP #: 4035

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

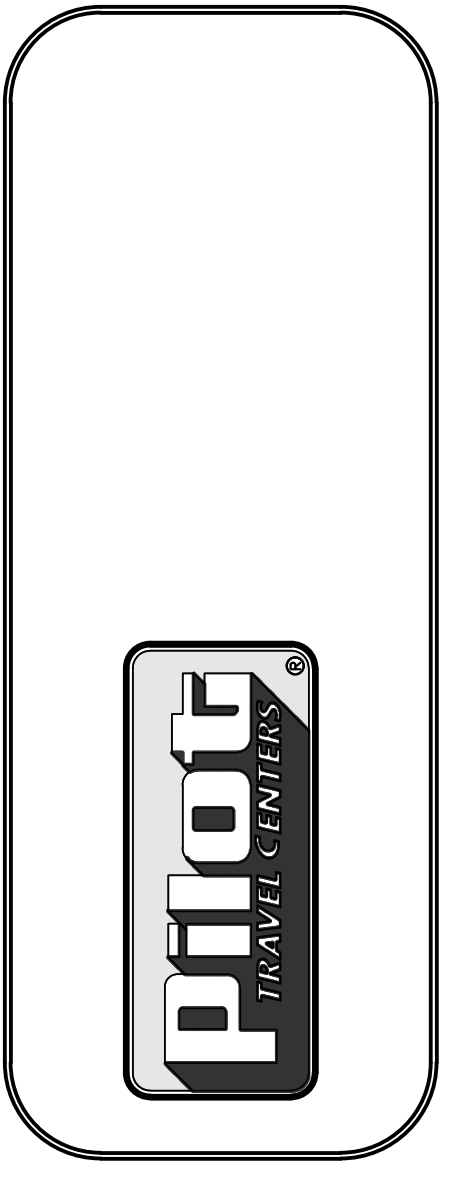
PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

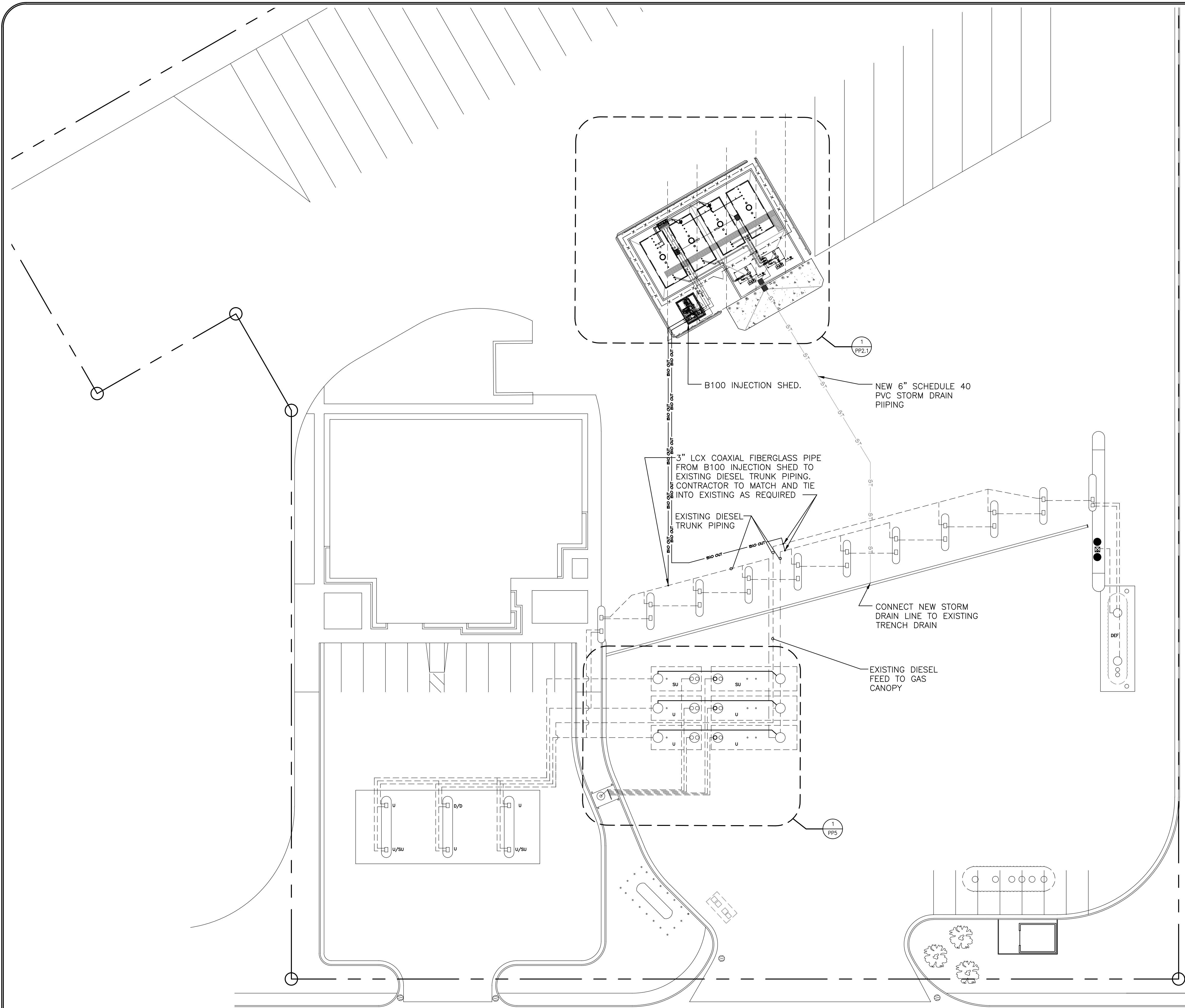
*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

Documents prepared by Core States Engineering are to be used only for the specific project and specific use for which they are intended. Any extension of use to other projects, by owner or any other party, without the expressed, written consent of Core States Engineering is done at the user's own risk. If used in a way other than that specifically intended, user will hold Core States Engineering harmless from all claims and losses.

**CORE STATES GROUP**  
 1700 Industrial Drive, Suite B  
 Rogers, AR 72756  
 Phone (479) 986-4400  
 FAX (479) 986-4401

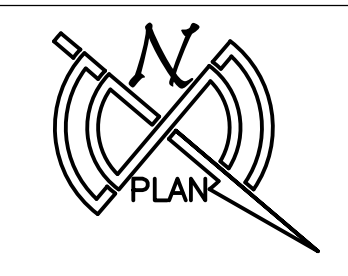


**B100 TANK/  
PIPING LAYOUT**  
 PILOT/FLYING J  
 72235 VARNER ROAD  
 THOUSAND PALMS, CALIFORNIA 92276



NOTE:  
IT IS THE RESPONSABILITY OF THE GC TO FIELD VERIFY EXISTING FUEL AND VENT PIPING LOCATIONS PRIOR TO TANK INSTALLATION.

NOTE:  
THIS DRAWING IS TO BE USED AS A SCHEMATIC DRAWING. IT IS THE RESPONSABILITY OF THE GC AND PRODUCT PIPING SUB-CONTRACTORS INSTALLING PRODUCT PIPING AND FUEL SYSTEM TO FOLLOW ALL LOCAL, FEDERAL, AND FIRE MARSHAL'S MANDATES, LAWS, AND REQUIREMENTS.



**B100 TANK/PIPING LAYOUT**  
 SCALE: 1" = 20'

DATE: 09-24-13	DRAWN BY: RIK	PROJECT: 785
DATE: 03-20-14	REVISION DESCRIPTION: OWNER REVISION	INT. TRIP

SHEET:  
**PP1**