



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 AM

MARCH 7, 2018

**Planning  
Commissioners  
2018**

**1<sup>st</sup> District**  
Carl Bruce  
Shaffer

**2<sup>nd</sup> District**  
Aaron Hake

**3<sup>rd</sup> District**  
Ruthanne Taylor-  
Berger  
*Chairman*

**4<sup>th</sup> District**  
Bill Sanchez  
*Vice-Chairman*

**5<sup>th</sup> District**  
Eric Kroencke

**Assistant TLMA  
Director**  
Charissa Leach,  
P.E.

**Legal Counsel**  
Michelle Clack  
*Deputy  
County Counsel*

## AGENDA

### REGULAR MEETING

### RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER

First Floor Board Chambers

4080 Lemon Street, Riverside, CA 92501

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

#### **CALL TO ORDER:**

#### **SALUTE TO THE FLAG – ROLL CALL**

- 1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)
- 1.1 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36108** – Applicant: Alexander Tynberg – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Watt Court and easterly of Rio Del Sol Road – 20.0 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: Schedule "E" subdivision to divide approximately 20 gross acres into 20 industrial parcels with a common retention basin parcel and private common streets. Offsite secondary access, and a design manual to guide future development are also part of the project – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 36108, extending the expiration date to April 7, 2021. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).
- 1.2 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34592** – Applicant: Spring Mountain Investments, LLC c/o Tom Bitney – Second Supervisorial District – University Zoning District – Highgrove Area Plan – Land Use: Community Development – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Open Space – Rural (OS-R) (20 ac min) – Community Development – Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Palmyrita Avenue, southerly of Pigeon Pass Road, easterly of Mount Vernon Avenue, and westerly of Woodwind Drive – 11.7 Acres – Zoning: Spring Mountain Ranch Specific Plan (SP) No. 323, Planning Area No. 7 – Approved Project Description: Schedule "A" subdivision of 11.7 gross acres into 97 residential condominium units. The project proposes 2.8 acres of building area, 2.8 acres of paved area, 1.3 acres of Recreation/Open Space, and 4.6 acres of landscaping – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34592, extending the expiration date to March 27, 2021. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).
- 1.3 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36722** – Applicant: French Valley Acres, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14-20 du/ac) – Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Conservation (OS-C) – Recreation (OS-R) – Location: Northerly of Koon Street, southerly of Keller Road, easterly of McColery Road, and westerly of Coventry Lane – 40.6 Acres – Zoning: SP Zone (Winchester 1800 No. 286) – Approved Project Description: Schedule "A" subdivision of 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space/landscape lots, three

(3) open space/landscape/access lots, and on-site public roads – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36722, extending the expiration date to June 2, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

- 1.4 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35249** – Applicant: Griffin Residential – First Supervisorial District – Glen Ivey Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Recreation (OS-R) – Location: Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway – 12.3 Acres – Zoning: Planned Residential (R-4) – Open Space Combining Zone – Residential Development (R-5) – Approved Project Description: Schedule “A” subdivision of 12.3 acres into 51 residential lots and two (2) open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 35249, extending the expiration date to February 18, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.5 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33977** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Perris Reservoir Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Open Space Conservation (OS-C) – Open Space Recreation (OS-R) – Rural Community: Rural Residential (RR) (5 acre minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 123.07 Acres – Zoning: SP Zone (McCanna Hills No. 246A1) – Approved Project Description: Schedule “A” subdivision of 123.07 acres into 309 residential lots with a minimum lot size of 5,000 sq. ft. and eight (8) open space lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33977, extending the expiration date to March 27, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.6 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33978** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Perris Reservoir Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural Community: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 142 Acres – Zoning: SP Zone (McCanna Hills No. 246A1) – Approved Project Description: Schedule “A” subdivision of 142 acres into 139 residential lots with a minimum lot size of 6,000 sq. ft. and seven (7) open space lots in planning areas 3A, 1, 2A, 2B, and 4 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33978, extending the expiration date to March 27, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.7 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32764** – Applicant: Rick Hoffman – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan – Land Use: Rural Community: Low Density Residential (RC-LDR) (1/2 ac min) – Location: Northeasterly of Jack Circle and southeasterly of Reservoir Avenue – 6.74 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” subdivision of 6.74 acres into six (6) single family residential one (1) acre lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32764, extending the expiration date to February 22, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners’ request).  
**NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.  
**NONE**
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1 **CONDITIONAL USE PERMIT NO. 3774 – Intent to Adopt a Negative Declaration** – EA43027 – Owner/Applicant: Flying J Pilot c/o Travis P. Vincent – Engineer/Representative: Core States Group – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of Ramon Road/Interstate 10, westerly of Varner Road, and easterly of Bob Hope Drive overpass – 5.01 Acres – Zoning: Scenic-Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit (CUP) No. 3774 proposes to re-entitle an existing automobile and truck travel center previously approved under Plot Plan No. 9439 and to entitle multiple newly proposed uses described below. The automobile and truck travel center includes an approximate 9,000 sq. ft. convenience store building up to 16-feet in height; vehicle and truck fuel sales with two (2) fuel canopies up to 18 feet in height totaling approximately 7,000 sq. ft. with approximately 24 fuel dispensers; a 1,000 gallon above-ground liquid petroleum propane tank; 20 automobile parking spaces, two (2) ADA spaces, and 63 truck parking spaces; a truck scale; and alcoholic beverage sales of beer and wine for off-premises consumption. Proposes the following new uses: (1) installation of a 12,000 gallon bio-diesel above-ground storage tank

(AST) and three (3) 12,000-gallon above-ground AST diesel tanks up to approximately 13 feet in overall height with associated piping. A chain link fence enclosure and fuel injection shed associated with the ASTs. The conversion of three (3) existing underground diesel tanks to gasoline tanks. CUP No. 3774 replaces Plot Plan No. 9439 for APN 650-090-026 only. Plot Plan No. 9439 shall remain valid for the existing hotel and fast food restaurant located on adjoining APNs 650-090-027 and 650-090-025, which are both under separate ownership and are not part of proposed CUP No. 3774. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

**5.0 WORKSHOPS:**

**NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONERS' COMMENTS**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.1

Planning Commission Hearing: March 7, 2018

**PROPOSED PROJECT**

Case Number(s): PM36108E2

Applicant(s): Alexander Tynberg

Area Plan: Western Coachella Valley

Zoning Area/District: Thousand Palms District

Supervisory District: Fourth District

Project Planner: Ash Syed

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map: Schedule E subdivision to divide approximately 20 gross acres into 20 industrial parcels with a common retention basin parcel and private common streets.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36108**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 7, 2021, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

**PROJECT LOCATION MAP**

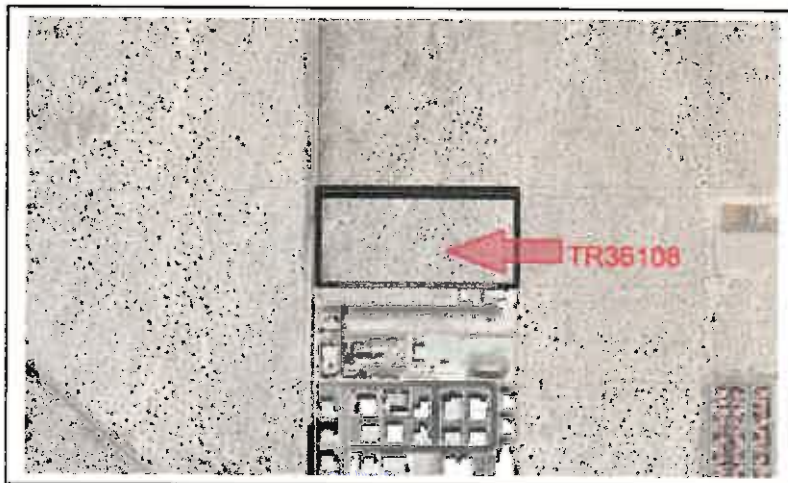


Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background**

Tentative Parcel Map No. 36108 was originally approved at Planning Commission on April 7, 2010. It proceeded to the Board of Supervisors along with Change of Zone No. 6296 where both applications were approved on May 18, 2010.

The First Extension of Time for Tentative Parcel Map No. 36108 was received January 12, 2017, ahead of the expiration date, April 7, 2017. It was approved at Planning Commission on June 7, 2017.

The Second Extension of Time for Tentative Parcel Map No. 36108 was received January 30, 2018, ahead of the expiration date, April 7, 2018. The applicant and the County negotiated conditions of approval and reached consensus on February 8, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant February 8, 2018, indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

### **State Bills**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

**Riverside County Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first extension of time extended the expiration date by 1 year, from April 7, 2017 to April 7, 2018. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this second extension of time for the tentative parcel map will expire on April 7, 2021. If a final map has not been recorded prior this date, the third extension of time request must be filed 30-days prior to map expiration.

**ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

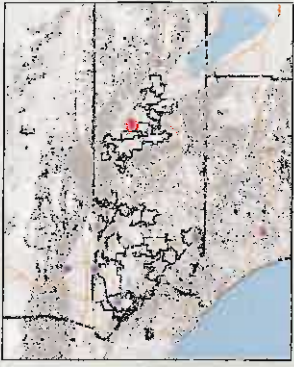
**FINDINGS**

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

*Extension of Time Findings*

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 2nd EOT for PM36108 Vicinity Map



### Legend

- Display Parcels

### Notes

\*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.

0 1,577 3,153 Feet



REPORT PRINTED ON... 2/8/2018 11:57:32 AM

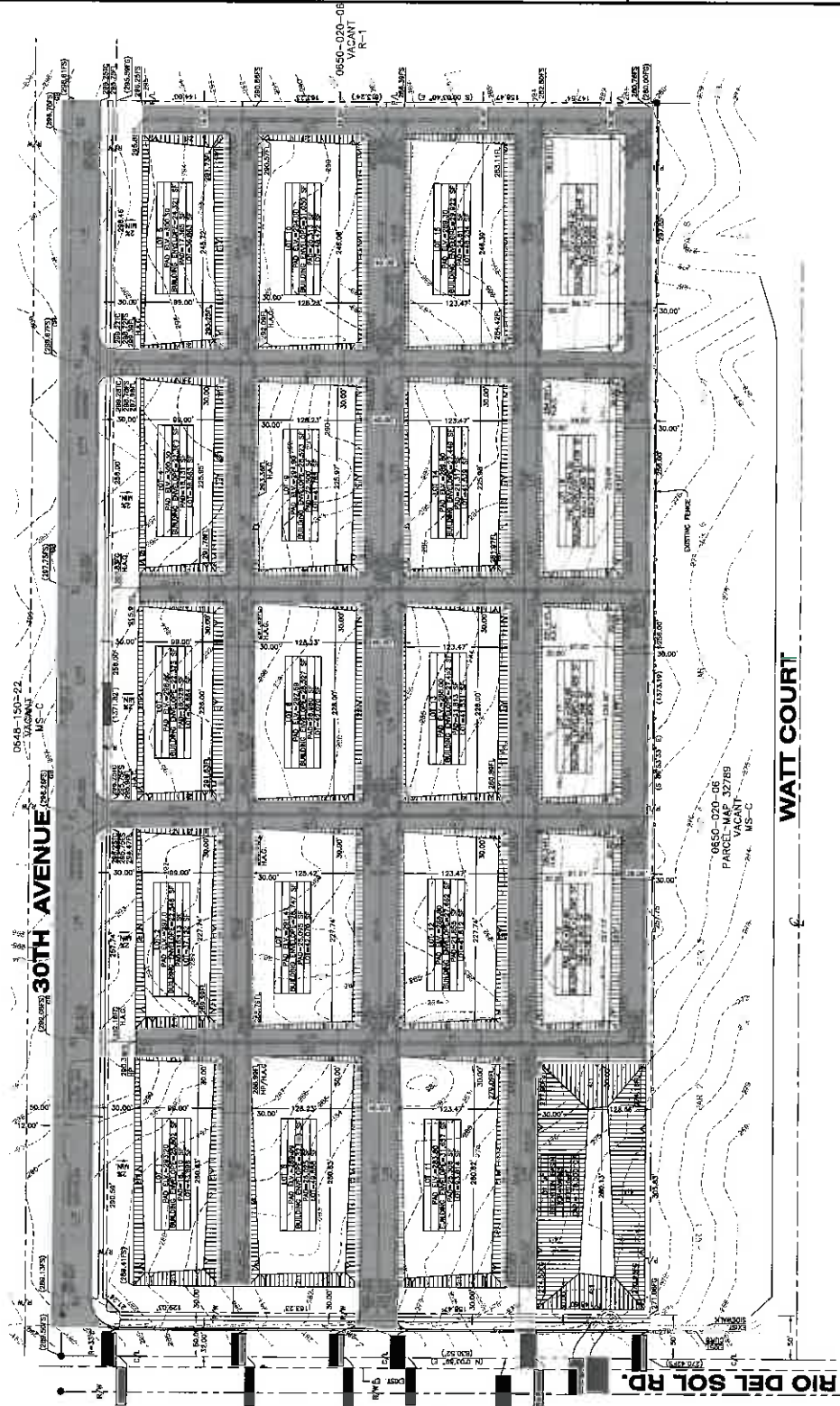
© Riverside County RCIT GIS



# TENTATIVE PARCEL MAP NO. 36108

## PRE-GRADING DRAINAGE PLAN

### COUNTY OF RIVERSIDE



**PROJECT INFORMATION**

PROJECT NO: 0850-020-001  
 CADD ADDRESS: 37179 37/2118 AC  
 APPROX TOTAL SITE: 842514.57/1333 AC  
 DISTRICT ZONING: M-22  
 SURROUNDING ZONING: M-22, R-1, I-1-F  
 GENERAL PLAN: UPLD  
 IMPROVEMENT SCHEDULED: 2004 ED. PAGE TAB (E-7)  
 DRAINAGE MAP USE: OFFICE INDUSTRIAL  
 BUILDING CONSTRUCTION: U.L.C. TYPE V  
 PROPOSED WASTE DISPOSAL: RECYCLED WASTE & RECYCLING SVCS.  
 FLOOD CONTROL: PALM SPRINGS SHIPIT  
 FLOOD CONTROL DISTRICT: CORDELLA VALLEY WATER DISTRICT  
 WATER PUMP/STATION: CORDELLA VALLEY WATER DISTRICT  
 GAS PUMP/STATION: SOUTHERN CALIFORNIA GAS COMPANY  
 ELECTRICITY PUMP/STATION: SOUTHERN CALIFORNIA Edison  
 TELEPHONE PUMP/STATION: S.B.C.  
 CABLE TV PUMP/STATION: CHARTER CABLE

**SITE AREA:**  
 GROSS AREA OF SITE: 21.18 ACRES  
 NET AREA OF SITE: 19.53 ACRES

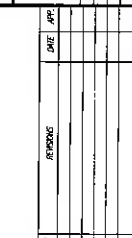
**NOTES:**  
 1. THIS TENTATIVE MAP INCLUDES THE DRAINAGE PLAN AND ALL IMPROVEMENTS TO THE PROPERTY AND ALL IMPROVEMENTS.  
 2. SUBJECT PROPERTY IS NOT WITHIN A SPECIAL STUDY ZONE.  
 3. SUBJECT PROPERTY IS IN AN AREA OF SEISMIC HAZARD.

**MAP/EXHIBIT PREPARED BY:**  
 JOSEPH E. BONADIMAN & ASSOCIATES  
 224 K. FARMERS AVENUE, SUITE 200  
 SAN BERNARDINO, CA 92408  
 951-882-3885

**FLOOD PLAN DESIGNATION:** EARTHWORK  
 TOTAL: 34,574 C.Y.  
 EXCAVATION: 34,574 C.Y.  
 EMBANKMENT: 0 C.Y.  
 TOTAL: 34,574 C.Y.

**LAND OWNERS:**  
 PETER THIBODEAU  
 72510 S. WILSON AVENUE  
 RIVERSIDE, CA 92507  
 (951) 774-8881

**APPLICANT:**  
 JOSEPH E. BONADIMAN & ASSOCIATES  
 224 K. FARMERS AVENUE, SUITE 200  
 SAN BERNARDINO, CA 92408  
 (951) 882-3885

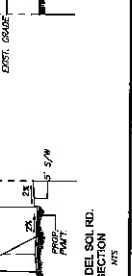


**VERTICAL DATUM:** COUNTY ENGINEERING  
 VERTICAL DATUM: PG 50  
 ELEVATION: 228.76

**BASES OF FINISHES:**  
 FINISH GRADE: AS SHOWN  
 FINISH FLOOR: AS SHOWN  
 FINISH DRIVE: AS SHOWN  
 FINISH SIDEWALK: AS SHOWN  
 FINISH CURB: AS SHOWN  
 FINISH TOP OF WALL: AS SHOWN

**LEGEND:**

- BACK OF SIDEWALK
- FINISH GRADE
- FINISH DRIVE
- FINISH SIDEWALK
- FINISH CURB
- FINISH TOP OF WALL
- EXIST. GRADE
- EXIST. DRIVE
- EXIST. SIDEWALK
- EXIST. CURB
- EXIST. TOP OF WALL



**LEGAL DESCRIPTION:**  
 THE NORTH HALF OF THE NORTH HALF OF THE SOUTH 1/4 OF SECTION 16, TOWNSHIP 4S, RANGE 17E, COUNTY OF RIVERSIDE, CALIFORNIA, ACCORDING TO THE ORIGINAL PLAT THEREOF, CONTAINING THEREON AN AREA OF APPROXIMATELY 40.37 ACRES AS SHOWN ON A CERTAIN PLAT OF SURVEY, BEARING DATE JUNE 11, 1980 AND INSTRUMENT NO. 82856.

**SOURCE OF TOPOGRAPHY:**  
 MADE AVAILABLE BY: J. E. BOND  
 DATE: 11/15/2007

DATE	DESCRIPTION
11/15/2007	PREPARED
11/15/2007	CHECKED
11/15/2007	APPROVED



# Extension of Time Environmental Determination

Project Case Number: PM36108  
 Original EA Number: 42108  
 Extension of Time No.: Second  
 Original Approval Date: April 7, 2010  
 Project Location: North of Watt Court, East of Rio Del Sol Road.

Project Description: Schedule E subdivision to divide approximately 20 gross acres into 20 industrial parcels with a common retention basin parcel and private common streets. Offsite secondary access, and a design manual to guide future development are also part of the project.

On April 7, 2010, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
 Ash Syed, Planner

Date: February 8, 2018  
 Charissa Leach, P.E. Assistant TLMA Director

## Syed, Ashiq

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**From:** peter tynberg <pltyenberg@gmail.com>  
**Sent:** Thursday, February 08, 2018 4:31 PM  
**To:** Syed, Ashiq  
**Cc:** Alex Tynberg; Olivas, Jay  
**Subject:** Re: SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 36108

Mr Syed,

I understand that requirements change, and that the final maps conditions (as well) may be different from those we satisfied in 2014 when we were almost ready to record the final map.

I therefore except the seven areas where new conditions may be required:

- 50 E. Health #1
- 50 Trans #1
- 60 BS Grade #1
- 60 Trans 1
- 80 Trans #1
- 90 BS Grade #1
- 90 Trans #1

Please advise me if this email does not satisfy the requirement to proceed with the second extension.  
Peter Tynberg, M.D.

On Feb 8, 2018, at 5:02 PM, Syed, Ashiq <[ASyed@rivco.org](mailto:ASyed@rivco.org)> wrote:

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 36108

Hello Mr. Tynberg,

The County Planning Department, for this extension of time, has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- 50 E. Health #1
- 50 Trans #1
- 60 BS Grade #1
- 60 Trans 1
- 80 Trans #1
- 90 BS Grade #1
- 90 Trans #1

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

<image001.jpg>

**Ash Syed**

***Environmental Planner***

*4080 Lemon Street, 12th Floor*

*Riverside, CA 92501*

Email: [asyed@rivco.org](mailto:asyed@rivco.org)

Phone: 951-955-6035

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**County of Riverside California**

<2nd EOT PM36108 COA.docx>

Plan: PM36108E02

Parcel: 650020031

50. Prior To Map Recordation

E Health

050 - E Health. 1

Gen - Custom

Not Satisfied

REQ E HEALTH DOCUMENTS

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
  2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
  3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951)-955-8982.
- (This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1

Gen - Custom

Not Satisfied

FINAL ACCESS AND MAINT

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494. Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011 Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property. (This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

Gen - Custom

Not Satisfied

REQ BMP SWPPP WQMP

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final. Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit. If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan. (This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1

Gen - Custom

Not Satisfied

FINAL WQMP FOR GRADING

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit,

Plan: PM36108E02

Parcel: 650020031

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 Gen - Custom (cont.) Not Satisfied  
the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494. Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Gen - Custom Not Satisfied  
**WQMP AND MAINTENANCE**  
The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants. A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 Gen - Custom Not Satisfied  
**WQMP REQUIRED**  
Prior to final building inspection, the applicant shall comply with the following:  
1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.  
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.  
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.  
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.  
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection. (This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 Gen - Custom Not Satisfied  
**WQMP COMP AND BNS REG**  
Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to

02/08/18  
15:56

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 3

Plan: PM36108E02

Parcel: 650020031

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1	Gen - Custom (cont.)	Not Satisfied
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register BMPs with the Transportation Department's Business Registration Division.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



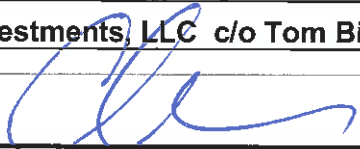
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.2

Planning Commission Hearing: March 7, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR34592E02	<b>Applicant(s):</b> Spring Mountain Investments, LLC c/o Tom Bitney
<b>Area Plan:</b>	Highgrove	
<b>Zoning Area/District:</b>	University District	
<b>Supervisorial District:</b>	Second District	
<b>Project Planner:</b>	Ash Syed	 Charissa Leach, P.E. Assistant TLMA Director
<b>Continued From:</b>	N/A	

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map: Schedule 'A' subdivision of 11.7 gross acres into 97 residential condominium units. The project proposes 2.8 acres of building area, 2.8 acres of paved area, 1.3 acres of Recreation/Open Space, and 4.6 acres of landscaping.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34592**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 27, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

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## PROJECT BACKGROUND AND ANALYSIS

### **Background**

The Tentative Tract Map No. 34592 was originally approved at Planning Commission on February 21, 2007. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7392 and Specific Plan No. 323 Amendment No. 1 and was approved on March 27, 2007.

The First Extension of Time was received November 1, 2016, ahead of the expiration date of March 27, 2017. The Extension of Time was approved at Planning Commission on March 1, 2017.

The Second Extension of Time was received February 7, 2018, ahead of the expiration date of March 27, 2018. The applicant and the County have been negotiating conditions of approval and reached consensus on February 22, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant February 22, 2018, indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

### **State Bills**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

### **Riverside County Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative



map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number years a map may be extended is 6 years. The first extension of time extended the expiration date by 1 year. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this second extension of time will expire on March 27, 2021. If a final map has not been recorded prior this date, the fourth extension of time request must be filed 30-days prior to map expiration.

## ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## FINDINGS

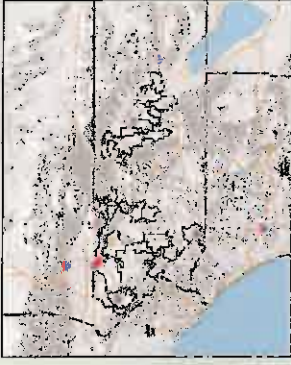
**In order for the County to approve a proposed project, the following findings are required to be made:**

### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 2nd EOT for TR34592

## Vicinity Map



### Legend

- Display Parcels



0

827

1,653 Feet



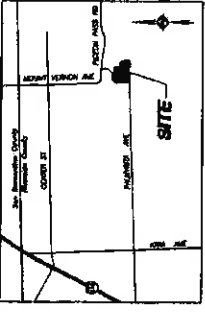
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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... 2/14/2018 11:31:36 AM

© Riverside County RCIT GIS

### Notes

**VICINITY MAP**



**NOTES**

1. VERIFY LAND USE, ZONING AND LOCAL ORDINANCES.
2. VERIFY CONVEYANCE, EASEMENTS, AND OTHER INTERESTS.
3. VERIFY GENERAL PLANNING, ZONING, AND OTHER REGULATIONS.
4. VERIFY THE PROPERTY IS NOT SUBJECT TO ANY OTHER EASEMENTS OR INTERESTS.
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20. VERIFY THE PROPERTY IS NOT SUBJECT TO ANY OTHER EASEMENTS OR INTERESTS.

**UTILITY PROVIDERS & CONTACTS**

**ELECTRIC**  
 ALLIANCE ELECTRIC COMPANY  
 1400 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100

**WATER**  
 CITY OF DENVER  
 1001 WEST 14TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100

**SEWER**  
 CITY OF DENVER  
 1001 WEST 14TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100

**LEGAL DESCRIPTION**

A PORTION OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**STATEMENT OF OWNERSHIP**

I, **APPLICANT**, HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE TRUE AND CORRECT STATE OF AFFAIRS AS OF THE DATE OF THIS MAP.

*[Signature]* DATE *[Date]*

**PROPERTY OWNERS:**

**SPRING MOUNTAIN INVESTMENTS, LLC**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100

**SAR VENTURES, LLC**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100

**APPLICANT:**

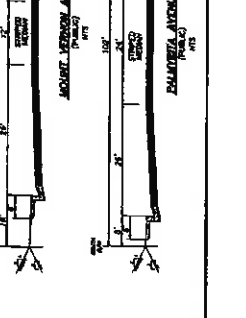
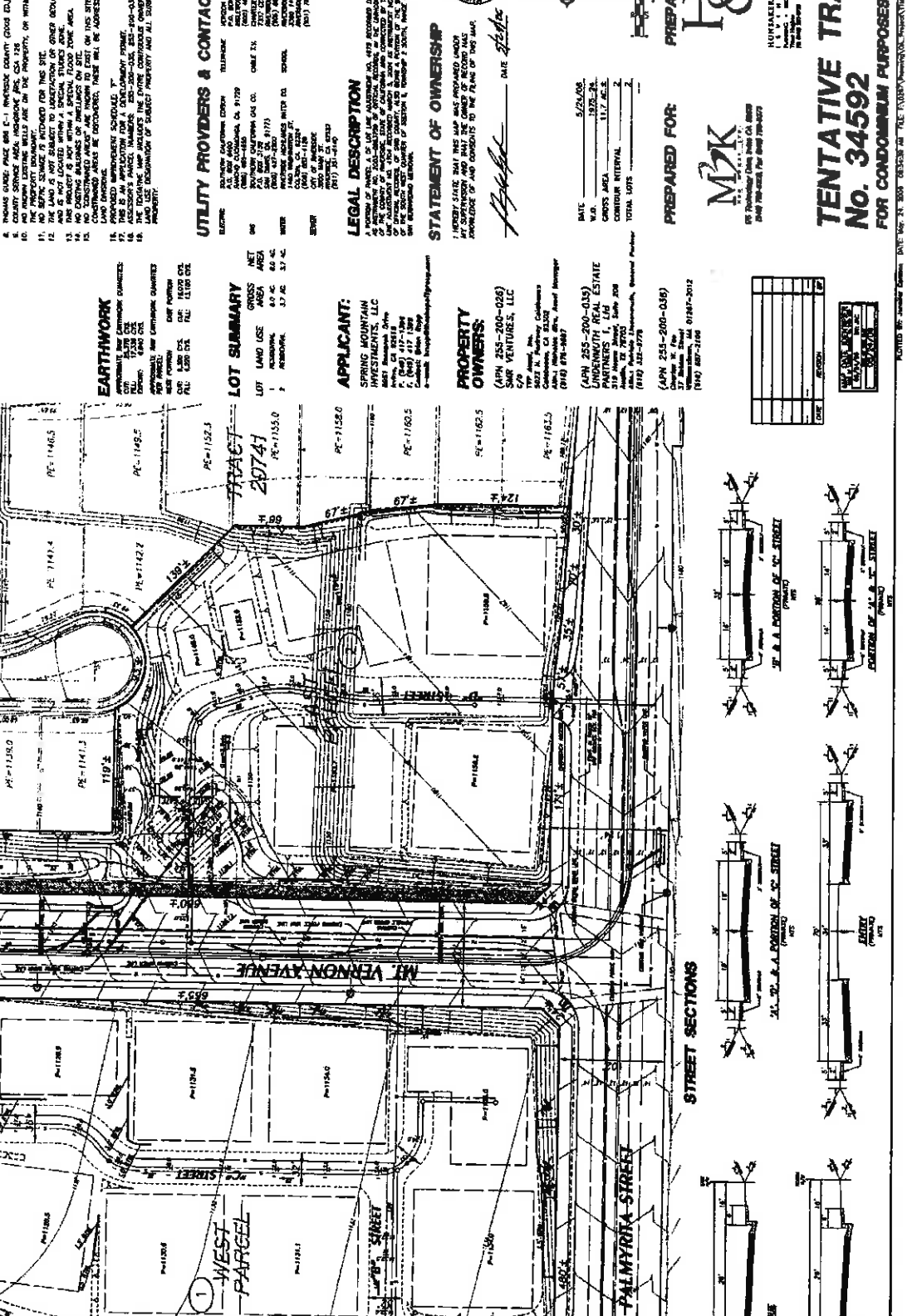
**SPRING MOUNTAIN INVESTMENTS, LLC**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100

**LOT SUMMARY**

LOT	LAND USE	GROSS AREA	NET AREA
1	RESIDENTIAL	4,000 SQ. FT.	3,500 SQ. FT.
2	RESIDENTIAL	4,000 SQ. FT.	3,500 SQ. FT.
3	RESIDENTIAL	4,000 SQ. FT.	3,500 SQ. FT.
4	RESIDENTIAL	4,000 SQ. FT.	3,500 SQ. FT.
5	RESIDENTIAL	4,000 SQ. FT.	3,500 SQ. FT.
6	RESIDENTIAL	4,000 SQ. FT.	3,500 SQ. FT.
7	RESIDENTIAL	4,000 SQ. FT.	3,500 SQ. FT.
8	RESIDENTIAL	4,000 SQ. FT.	3,500 SQ. FT.
9	RESIDENTIAL	4,000 SQ. FT.	3,500 SQ. FT.
10	RESIDENTIAL	4,000 SQ. FT.	3,500 SQ. FT.

**EARTHWORK**

THE TOTAL VOLUME OF EARTHWORK TO BE PERFORMED ON THIS SITE IS APPROXIMATELY 10,000 CUBIC YARDS. THIS INCLUDES THE REMOVAL OF EXISTING GRADE AND THE CONSTRUCTION OF NEW GRADE AND FOUNDATIONS. THE EXACT VOLUME OF EARTHWORK TO BE PERFORMED ON EACH LOT WILL BE DETERMINED BY THE ENGINEER AT THE TIME OF THE CONSTRUCTION OF EACH LOT.



**PREPARED FOR:**

**MJK ENGINEERS & ARCHITECTS**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100

**PREPARED BY:**

**H&S ENGINEERS & ARCHITECTS**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100

**TENTATIVE TRAC No. 34592**

FOR CONDOMINIUM PURPOSES

# Extension of Time Environmental Determination

Project Case Number: TR34592

Original E.A. Number: 40993

Extension of Time No.: Second

Original Approval Date: February 21, 2007

Project Location: North of Palmyrita Avenue, South of Pigeon Pass Road, East of Mount Vernon Avenue, West of Woodwind Drive.

Project Description: Schedule 'A' subdivision of 11.7 gross acres into 97 residential condominium units. The project proposes 2.8 acres of building area, 2.8 acres of paved area, 1.3 acres of Recreation/Open Space, and 4.6 acres of landscaping.

On February 21, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
Ash Syed, Project Planner

Date: February 14, 2018  
Charissa Leech, P.E. Assistant TLMA Director

**Syed, Ashiq**

---

**From:** Tom Bitney <TBitney@shopoff.com>  
**Sent:** Thursday, February 22, 2018 10:26 AM  
**To:** Syed, Ashiq  
**Cc:** Brian Rupp  
**Subject:** RE: Recommended Conditions of Approval for 2nd EOT of TR34592

Good morning Ash,

Please proceed with the preparation of the staff report as we accept the addition of the conditions of approval for TTM 34592. If you need something for the county's records more formalized please let me now.

Thank you.

**Tom Bitney**

Sr. Development Manager



Shopoff Realty Investments, L.P.

2 Park Plaza, Suite 700, Irvine, CA 92614

O (949) 417-1396 | D (949) 417-4462 | C (949) 383-0706 | F (949) 417-1399

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**From:** Syed, Ashiq [mailto:ASyed@rivco.org]  
**Sent:** Wednesday, February 14, 2018 2:51 PM  
**To:** Tom Bitney  
**Subject:** Recommended Conditions of Approval for 2nd EOT of TR34592

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34592

Hello Mr. Bitney,

The County Planning Department, for this extension of time, has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- 50 E. Health #1
- 50 Trans #1
- 60 BS Grade #1
- 60 Trans 1
- 80 Trans #1
- 90 BS Grade #1
- 90 Trans #1

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.



**Ash Syed**  
**Environmental Planner**  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
Email: [asyed@rivco.org](mailto:asyed@rivco.org)  
Phone: 951-955-6035

### Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

Plan: TR34592E02

Parcel: 255140031

50. Prior To Map Recordation

E Health

050 - E Health. 1 Gen - Custom Not Satisfied

REQ E HEALTH DOCUMENTS

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
  2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955 8980 for additional details.
  3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955 8982.
- (This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 Gen - Custom Not Satisfied

FINAL ACCESS AND MAINT

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712 5494.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 Gen - Custom Not Satisfied

REQ BMP SWPPP WQMP

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Transportation

060 - Transportation. 1 Gen - Custom Not Satisfied

FINAL WQMP FOR GRADING

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712 5494.

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Gen - Custom Not Satisfied

WQMP AND MAINTENANCE

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The

Plan: TR34592E02

Parcel: 255140031

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Gen - Custom (cont.) Not Satisfied  
project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 Gen - Custom Not Satisfied

WQMP REQUIRED

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
  2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
  3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project specific WQMP treatment control BMPs.
  4. The applicant/owner shall register the project specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
  5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.
- (This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 Gen - Custom Not Satisfied

WQMP COMP AND BNS REG

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.3

Planning Commission Hearing: March 7, 2018

**PROPOSED PROJECT**

Case Number(s): TR36722

Applicant(s):

Area Plan: Southwest


French Valley Acres, LLC

Zoning Area/District: Rancho California Area

Representative(s):

Supervisory District: Third District

Project Planner: Gabriel Villalobos

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space/landscape lots, three (3) open space/landscape/access lots, and on-site public roads.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36722**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 2, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

*Background*

Tentative Tract Map No. 36722 was originally approved at Planning Commission on April 15, 2015. It proceeded to the Board of Supervisors along with Specific Plan No. 286 Amendment No. 6 and Change of Zone No. 7823 where both applications were approved on June 2, 2015.

The First Extension of Time was received January 17, 2018, ahead of the expiration date of June 2, 2018. The applicant and the County discussed conditions of approval and reached consensus on January 19, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (January 19, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item. .

*State Bills*

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

*Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this first extension of time will grant 3 years, pushing the tentative tract map's expiration date to June 2, 2021. If a final map has not been recorded prior to this date, the second extension of time request must be filed 30-days prior to map expiration. The second extension of time will grant another 3 years, pushing the final expiration date of the tentative tract map to June 2, 2024.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS**

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

### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 1st EOT for TR36722

## Vicinity Map



### Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas



### Notes

\*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... 1/23/2018 1:11:29 PM

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# Extension of Time Environmental Determination

Project Case Number: TR36722

Original E.A. Number: EA42681

Extension of Time No.: 1<sup>st</sup> EOT

Original Approval Date: June 2, 2015

Project Location: North of Koon Street, South of Keller Road, East of McColery Road and West of Coventry Lane

Project Description: a Schedule "A" subdivision of 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space/landscape lots, three (3) open space/landscape/access lots, and on-site public roads.

On June 2, 2015, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: *Gabriel Villalobos*  
Gabriel Villalobos, Project Planner

Date: 1/23/18  
For Charissa Leach, Assistant TLMA Director



January 19, 2018

Gabriel Villalobos  
Riverside County Planning  
4080 Lemon Street 12<sup>th</sup> Floor  
Riverside, CA 92501

RE: First Extension of Time Request for Tentative Tract Map No. 36722

We, French Valley Acres, LLC, applicant, accept the proposed following conditions for the above Extension of Time Request:

- 050 - E Health. 1 EOT1 - REQ E HEALTH DOCUMENTS
- 050 - Transportation. 1 EOT1 - FINAL ACCESS AND MAINT
- 060 - BS-Grade. 1 EOT1 - REQ BMP SWPPP WQMP
- 060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING
- 080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE
- 090 - BS-Grade. 1 EOT1 - WQMP REQUIRED
- 090 - Transportation. 1 EOT1 - WQMP COMP AND BNS REG

A handwritten signature in black ink, appearing to read "ES", is written over a horizontal line.

Eric Scheck  
Vice President of Operations

Plan: TR36722E01

Parcel: 476010027

50. Prior To Map Recordation

E Health

050 - E Health. 1                      EOT1 - REQ E HEALTH DOCUMENTS                      Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:  
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.  
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.  
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1                      EOT1 - FINAL ACCESS AND MAINT                      Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      EOT1 - REQ BMP SWPPP WQMP                      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit. If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1                      EOT1 - FINAL WQMP FOR GRADING                      Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water



Plan: TR36722E01

Parcel: 476010027

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT1 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.4

Planning Commission Hearing: March 7, 2018

**PROPOSED PROJECT**

Case Number(s): TR35249

Applicant(s):

Area Plan: Temescal Canyon

Griffin Residential

Zoning Area/District: Glen Ivy Area

Representative(s):

Supervisory District: First District

Charlene Kussner

Project Planner: Gabriel Villalobos

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 12.3 acres into 51 residential lots and 2 open space lots. The project is located northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, westerly of Forest Boundary Parkway.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35249**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 18, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

*Background*

Tentative Tract Map No. 35249 was originally approved at Planning Commission on February 18, 2015. It proceeded to the Board of Supervisors along with General Plan Amendment No. 1137 and Change of Zone No. 7821 where all applications were approved on April 28, 2015.

The First Extension of Time was received January 10, 2018, ahead of the expiration date of February 18, 2018. The applicant and the County discussed conditions of approval and reached consensus on February 5, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (February 5, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

*State Bills*

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

**Riverside County Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this first extension of time will grant 3 years, pushing the tentative tract map's expiration date to February 18, 2021. If a final map has not been recorded prior to this date, the second extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS**

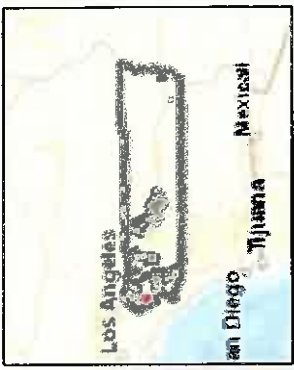
**In order for the County to approve a proposed project, the following findings are required to be made:**

### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 1st EOT for TR35249

## Vicinity Map



- Legend**
- Parcels
  - County Centerlines
  - Blueline Streams
  - City Areas

**Notes**

"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.



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REPORT PRINTED ON... 2/21/2018 2:50:21 PM

© Riverside County GIS

**FINAL ADJUSTED TENTATIVE TRACT MAP NO. 35249**  
**COUNTY OF RIVERSIDE**  
**PORTION OF THE NE SECTION 28 T.4S., R.6W. S.B.M.**

- GENERAL NOTES**
1. THIS TRACT MAP IS A TENTATIVE TRACT MAP.
  2. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT.
  3. THE TRACT MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE TRACT MAP.
  4. THE TRACT MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE TRACT MAP.
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  19. THE TRACT MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE TRACT MAP.
  20. THE TRACT MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE TRACT MAP.

**LEGAL DESCRIPTION**

THE TRACT MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE TRACT MAP.

**APPLICANT'S DECLARATION**

I, the undersigned, being duly qualified, do hereby certify that the information furnished to me by the applicant is true and correct.

**APPLICANT'S DECLARATION**

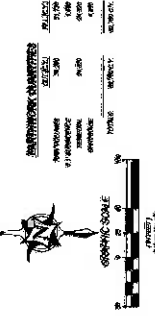
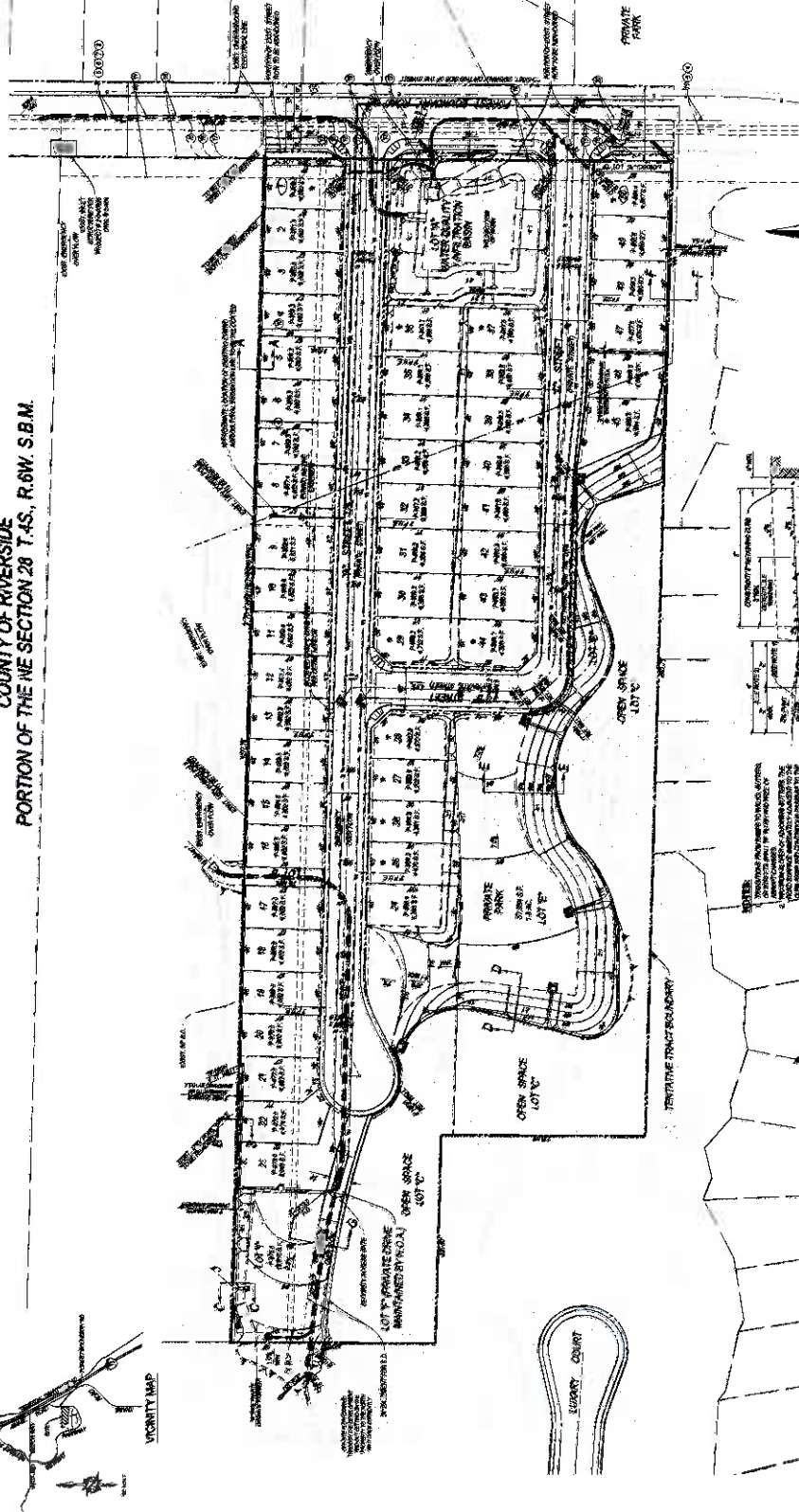
I, the undersigned, being duly qualified, do hereby certify that the information furnished to me by the applicant is true and correct.

**APPLICANT'S DECLARATION**

I, the undersigned, being duly qualified, do hereby certify that the information furnished to me by the applicant is true and correct.

**APPLICANT'S DECLARATION**

I, the undersigned, being duly qualified, do hereby certify that the information furnished to me by the applicant is true and correct.



**ENTRANCE QUANTITIES**

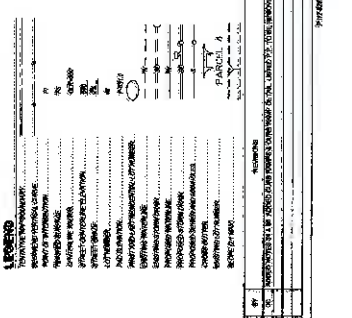
ITEM	QUANTITY	UNIT
ASPHALT DRIVEWAY	11,000	SQ. FT.
CONCRETE DRIVEWAY	2,000	SQ. FT.
GRAVEL DRIVEWAY	1,000	SQ. FT.
PAVED DRIVEWAY	1,000	SQ. FT.
TOTAL	15,000	SQ. FT.

**LETTERED LOT TABLE**

LOT	AREA (SQ. FT.)	PERCENTAGE
1	1,000	1.00%
2	1,000	1.00%
3	1,000	1.00%
4	1,000	1.00%
5	1,000	1.00%
6	1,000	1.00%
7	1,000	1.00%
8	1,000	1.00%
9	1,000	1.00%
10	1,000	1.00%
11	1,000	1.00%
12	1,000	1.00%
13	1,000	1.00%
14	1,000	1.00%
15	1,000	1.00%
16	1,000	1.00%
17	1,000	1.00%
18	1,000	1.00%
19	1,000	1.00%
20	1,000	1.00%
21	1,000	1.00%
22	1,000	1.00%
23	1,000	1.00%
24	1,000	1.00%
25	1,000	1.00%
26	1,000	1.00%
27	1,000	1.00%
28	1,000	1.00%
29	1,000	1.00%
30	1,000	1.00%
31	1,000	1.00%
32	1,000	1.00%
33	1,000	1.00%
34	1,000	1.00%
35	1,000	1.00%
36	1,000	1.00%
37	1,000	1.00%
38	1,000	1.00%
39	1,000	1.00%
40	1,000	1.00%
41	1,000	1.00%
42	1,000	1.00%
43	1,000	1.00%
44	1,000	1.00%
45	1,000	1.00%
46	1,000	1.00%
47	1,000	1.00%
48	1,000	1.00%
TOTAL	15,000	100.00%

**LOT PAD TABLE**

LOT	AREA (SQ. FT.)	PERCENTAGE
1	1,000	1.00%
2	1,000	1.00%
3	1,000	1.00%
4	1,000	1.00%
5	1,000	1.00%
6	1,000	1.00%
7	1,000	1.00%
8	1,000	1.00%
9	1,000	1.00%
10	1,000	1.00%
11	1,000	1.00%
12	1,000	1.00%
13	1,000	1.00%
14	1,000	1.00%
15	1,000	1.00%
16	1,000	1.00%
17	1,000	1.00%
18	1,000	1.00%
19	1,000	1.00%
20	1,000	1.00%
21	1,000	1.00%
22	1,000	1.00%
23	1,000	1.00%
24	1,000	1.00%
25	1,000	1.00%
26	1,000	1.00%
27	1,000	1.00%
28	1,000	1.00%
29	1,000	1.00%
30	1,000	1.00%
31	1,000	1.00%
32	1,000	1.00%
33	1,000	1.00%
34	1,000	1.00%
35	1,000	1.00%
36	1,000	1.00%
37	1,000	1.00%
38	1,000	1.00%
39	1,000	1.00%
40	1,000	1.00%
41	1,000	1.00%
42	1,000	1.00%
43	1,000	1.00%
44	1,000	1.00%
45	1,000	1.00%
46	1,000	1.00%
47	1,000	1.00%
48	1,000	1.00%
TOTAL	15,000	100.00%



**SECTION 1**

ITEM	QUANTITY	UNIT
ASPHALT DRIVEWAY	1,000	SQ. FT.
CONCRETE DRIVEWAY	1,000	SQ. FT.
GRAVEL DRIVEWAY	1,000	SQ. FT.
PAVED DRIVEWAY	1,000	SQ. FT.
TOTAL	4,000	SQ. FT.

**SECTION 2**

ITEM	QUANTITY	UNIT
ASPHALT DRIVEWAY	1,000	SQ. FT.
CONCRETE DRIVEWAY	1,000	SQ. FT.
GRAVEL DRIVEWAY	1,000	SQ. FT.
PAVED DRIVEWAY	1,000	SQ. FT.
TOTAL	4,000	SQ. FT.

**SECTION 3**

ITEM	QUANTITY	UNIT
ASPHALT DRIVEWAY	1,000	SQ. FT.
CONCRETE DRIVEWAY	1,000	SQ. FT.
GRAVEL DRIVEWAY	1,000	SQ. FT.
PAVED DRIVEWAY	1,000	SQ. FT.
TOTAL	4,000	SQ. FT.

**SECTION 4**

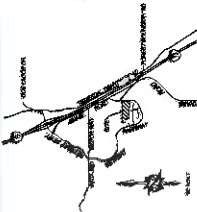
ITEM	QUANTITY	UNIT
ASPHALT DRIVEWAY	1,000	SQ. FT.
CONCRETE DRIVEWAY	1,000	SQ. FT.
GRAVEL DRIVEWAY	1,000	SQ. FT.
PAVED DRIVEWAY	1,000	SQ. FT.
TOTAL	4,000	SQ. FT.

**SECTION 5**

ITEM	QUANTITY	UNIT
ASPHALT DRIVEWAY	1,000	SQ. FT.
CONCRETE DRIVEWAY	1,000	SQ. FT.
GRAVEL DRIVEWAY	1,000	SQ. FT.
PAVED DRIVEWAY	1,000	SQ. FT.
TOTAL	4,000	SQ. FT.

**SECTION 6**

ITEM	QUANTITY	UNIT
ASPHALT DRIVEWAY	1,000	SQ. FT.
CONCRETE DRIVEWAY	1,000	SQ. FT.
GRAVEL DRIVEWAY	1,000	SQ. FT.
PAVED DRIVEWAY	1,000	SQ. FT.
TOTAL	4,000	SQ. FT.



# Extension of Time Environmental Determination

Project Case Number: TR35249  
 Original E.A. Number: 42676  
 Extension of Time No.: 1<sup>st</sup> EOT  
 Original Approval Date: February 18, 2015  
 Project Location: Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, westerly of Forest Boundary Parkway  
 Project Description: Schedule "A" subdivision of 12.3 acres into 51 residential lots and 2 open space lots.

On February 18, 2015, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Charlene Kussner <ckussner@griffin-residential.com>  
**Sent:** Monday, February 05, 2018 4:17 PM  
**To:** Villalobos, Gabriel  
**Cc:** 'Dru Mayers'  
**Subject:** RE: Recommended Conditions for TR35249 1st EOT

Dear Mr. Villalobos: I have confirmed with our civil engineer that the below noted Conditions of Approval are acceptable to the site development. The applicant of the Extension of Time application for Tr35249 accepts the following:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank You~

Charlene Kussner  
Project Manager  
Griffin Residential  
Phone: 951-757-2571

"All I have seen teaches me to trust the Creator for all I have not seen"  
Emerson

**From:** Villalobos, Gabriel [mailto:GVillalo@rivco.org]  
**Sent:** Monday, January 22, 2018 11:27 AM  
**To:** Charlene Kussner <ckussner@griffin-residential.com>  
**Subject:** Recommended Conditions for TR35249 1st EOT

Attn: Griffin Residential  
c/o Charlene Kussner  
110 North Lincoln Ave, Suite 100  
Corona, CA 92882

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 35249.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:



- 50. REQ E HEALTH DOCUMENTS
- 50. FINAL ACCESS AND MAINT
- 60. REQ BMP SWPPP WQMP
- 60. FINAL WQMP FOR GRADING

- 80. WQMP AND MAINTENANCE
- 90. WQMP REQUIRED
- 90. WQMP COMP AND BNS REG

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



**How are we doing? [Click the Link and tell us](#)**

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**County of Riverside California**

Plan: TR35249E01

Parcel: 282180006

50. Prior To Map Recordation

E Health

050 - E Health. 1

EOT1 - REQ E HEALTH DOCUMENTS

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1

EOT1 - FINAL ACCESS AND MAINT

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

EOT1 - REQ BMP SWPPP WQMP

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1

EOT1 - FINAL WQMP FOR GRADING

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR35249E01

Parcel: 282180006

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING (cont.)

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT1 - WQMP COMP AND BNS REG

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.5

Planning Commission Hearing: March 7, 2018

## PROPOSED PROJECT

Case Number(s): TR33977

Applicant(s):

Area Plan: Lakeview/Nuevo

McCanna Hills, LLC

Zoning Area/District: Perris Reservoir District

Representative(s):

Supervisorial District: Fifth District

Project Planner: Gabriel Villalobos

Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 123.07 acres into 309 residential lots with a minimum lot size of 5,000 sq. ft. and 8 open space lots.

## PROJECT RECOMMENDATION

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33977**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 27, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### *Background*

Tentative Tract Map No. 33977 was originally approved at Planning Commission on October 18, 2006. It proceeded to the Board of Supervisors along with Tentative Tract Map No. 33978 where both applications were approved on March 27, 2007.

The Second Extension of Time was received January 25, 2018, ahead of the expiration date of March 27, 2018. The applicant and the County discussed conditions of approval and reached consensus on February 13, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (February 13, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

### *State Bills*

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

### *Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The 1<sup>st</sup> extension of time granted 1 year. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this second extension of time will grant another 3 years, pushing the tentative tract map's expiration date to March 27, 2021. If a final map has not been recorded prior to this date, the third extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS**

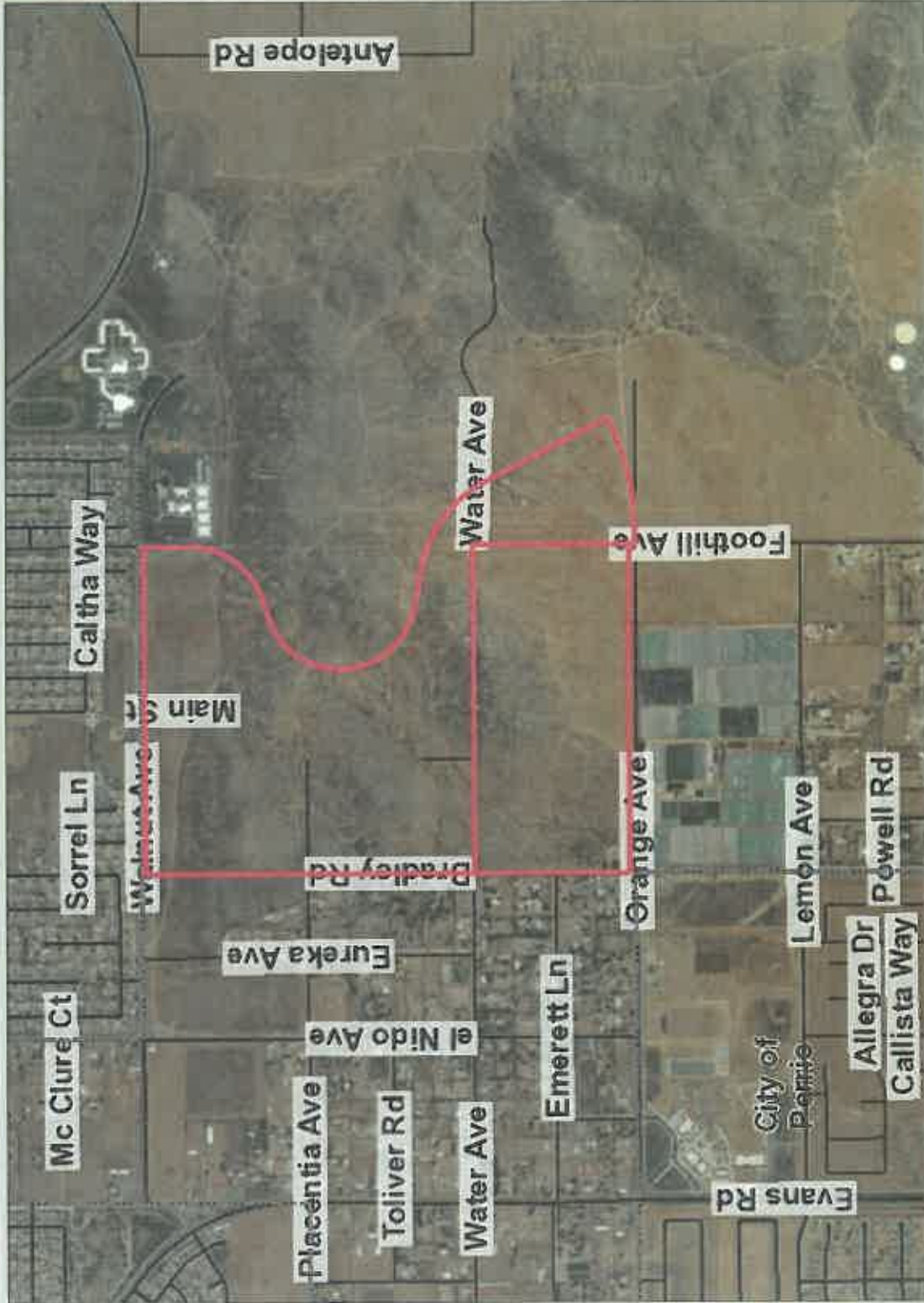
**In order for the County to approve a proposed project, the following findings are required to be made:**

### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 2nd EOT for TR33977

## Vicinity Map



- Legend**
- County Centerlines
  - Blue line Streams
  - City Areas

**Notes**

"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.



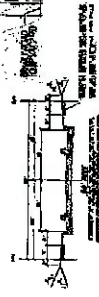
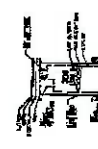
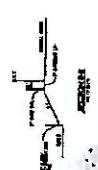
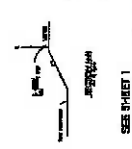
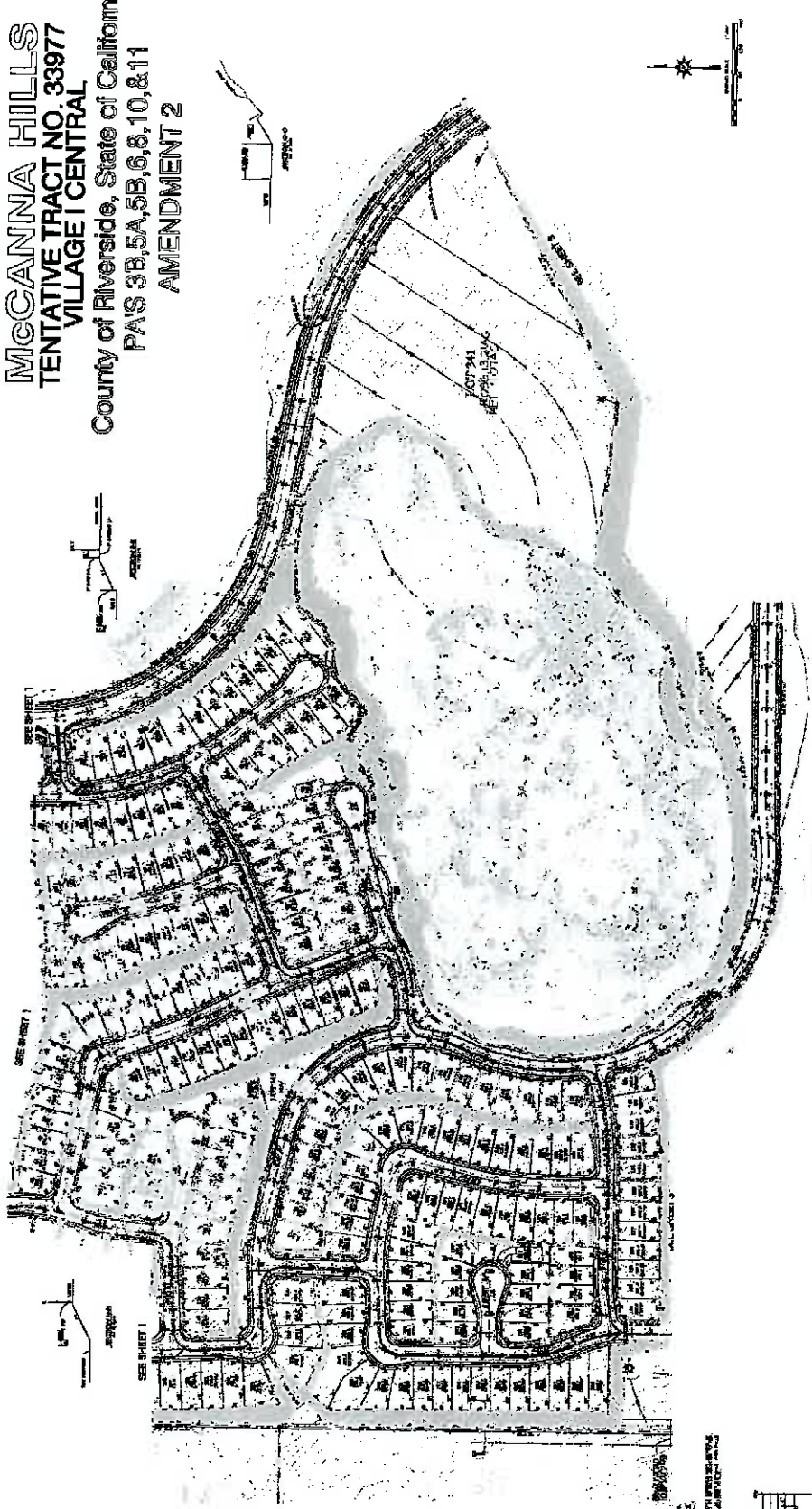
REPORT PRINTED ON ... 2/15/2018 4:43:13 PM

© Riverside County GIS





**MCCANNA HILLS**  
**TENTATIVE TRACT NO. 33977**  
**VILLAGE I CENTRAL**  
 County of Riverside, State of California  
 PAYS 3B, 5A, 5B, 6, 8, 10, & 11  
**AMENDMENT 2**



Vertical Street Section

PROJECT NO.	33977	DATE	10/1/00
PROJECT NAME	MCCANNA HILLS	SCALE	AS SHOWN
OWNER	MCCANNA HILLS	DESIGNED BY	...
ENGINEER	...	CHECKED BY	...
MCCANNA HILLS TENTATIVE TRACT NO. 33977 COUNTY OF RIVERSIDE			
<b>2</b>			



# Extension of Time Environmental Determination

Project Case Number: TR33977  
 Original E.A. Number: 39988  
 Extension of Time No.: 2<sup>nd</sup> EOT  
 Original Approval Date: March 27, 2007  
 Project Location: North of Orange Avenue, East of Bradley Road, South of Water Avenue and West of Foothill Road.  
 Project Description: Schedule A - subdivision of 123.07 acres into 309 residential lots with a minimum lot size of 5,000 sq. ft. and 8 open space lots.

On March 27, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Mark Burkes <mburkes@npland.com>  
**Sent:** Tuesday, February 13, 2018 11:23 AM  
**To:** Villalobos, Gabriel  
**Subject:** FW: Recommended Conditions for TR33977 2nd EOT  
**Attachments:** TR33977 2nd EOT COA.pdf

Gabriel,

Per your request, please see below.

**Mark Burkes**  
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)  
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)  
[mburkes@npland.com](mailto:mburkes@npland.com) | [npland.com](http://npland.com)

**From:** Jeff Belger  
**Sent:** Tuesday, February 13, 2018 8:46 AM  
**To:** Mark Burkes <mburkes@npland.com>  
**Subject:** FW: Recommended Conditions for TR33977 2nd EOT

Mark, please forward this e-mail to the County.

I, the Extension of Time Applicant, accept the conditions below:

- |                            |                           |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE  |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED         |
| 60. REQ BMP SWPPP WQMP     | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING |                           |

Thanks,

Jeff

**From:** Mark Burkes  
**Sent:** Monday, February 12, 2018 6:08 PM  
**To:** Vyctoria Luong <[VLuong@ihpinc.com](mailto:VLuong@ihpinc.com)>; Jeff Belger <[JBelger@ihpinc.com](mailto:JBelger@ihpinc.com)>  
**Subject:** FW: Recommended Conditions for TR33977 2nd EOT

Vyctoria/Jeff

Two of Two.

Can you please respond to the email below?

**Mark Burkes**  
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)  
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)  
[mburkes@npland.com](mailto:mburkes@npland.com) | [npland.com](http://npland.com)

**From:** Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]  
**Sent:** Wednesday, February 7, 2018 3:38 PM  
**To:** Dawn-Marie Aleson <[dmaleson@ihpinc.com](mailto:dmaleson@ihpinc.com)>  
**Cc:** Mark Burkes <[mburkes@npland.com](mailto:mburkes@npland.com)>  
**Subject:** Recommended Conditions for TR33977 2nd EOT

Attn: McCanna Hills LLC  
c/o Mark Burkes  
100 Bayview Circle, Suite 2000  
Newport Beach, CA 92660

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33977.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- |                            |                           |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE  |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED         |
| 60. REQ BMP SWPPP WQMP     | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING |                           |

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning

Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



**How are we doing? [Click the Link and tell us](#)**

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**County of Riverside California**

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Plan: TR33977E02

Parcel: 307410001

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT2 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:  
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.  
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.  
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT2 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT2 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT2 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR33977E02

Parcel: 307410001

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      EOT2 - FINAL WQMP FOR GRADING (cont.)                      Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1                      EOT2 - WQMP AND MAINTENANCE                      Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      EOT2 - WQMP REQUIRED                      Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1                      EOT2 - WQMP COMP AND BNS REG                      Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**


Agenda Item No.:

**1.6**

**Planning Commission Hearing: March 7, 2018**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR33978	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Lakeview/Nuevo	<b>Representative(s):</b>	
<b>Zoning Area/District:</b>	Perris Reservoir District		
<b>Supervisory District:</b>	Fifth District		
<b>Project Planner:</b>	Gabriel Villalobos		

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 142 acres into 139 residential lots with a minimum lot size of 6,000 sq. ft. and 7 open space lots in planning areas 3A, 1, 2A, 2B, and 4.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33978**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 27, 2018, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### *Background*

Tentative Tract Map No. 33978 was originally approved at Planning Commission on October 18, 2006. It proceeded to the Board of Supervisors along with Tentative Tract Map No. 33977 where both applications were approved on March 27, 2007.

A modification to Tentative Tract Map No. 33978 was approved on August 18, 2015 by the Board of Supervisors.

The Second Extension of Time was received January 25, 2018, ahead of the expiration date of March 27, 2018. The applicant and the County discussed conditions of approval and reached consensus on February 13, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (February 13, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

### *State Bills*

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As a result, the total number of years a map may be extended is 6 years. The 1st extension of time granted 1 year. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this second extension of time will grant another 3 years, pushing the tentative tract map's expiration date to March 27, 2021. If a final map has not been recorded prior to this date, the third extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS**

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

### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 2nd EOT for TR33978

## Vicinity Map



- Legend**
- County Centerlines
  - Blueline Streams
  - City Areas

**Notes**

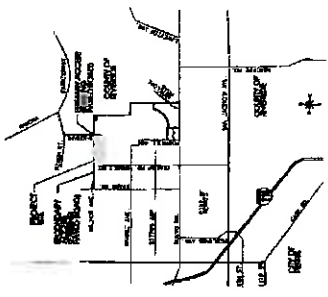
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.



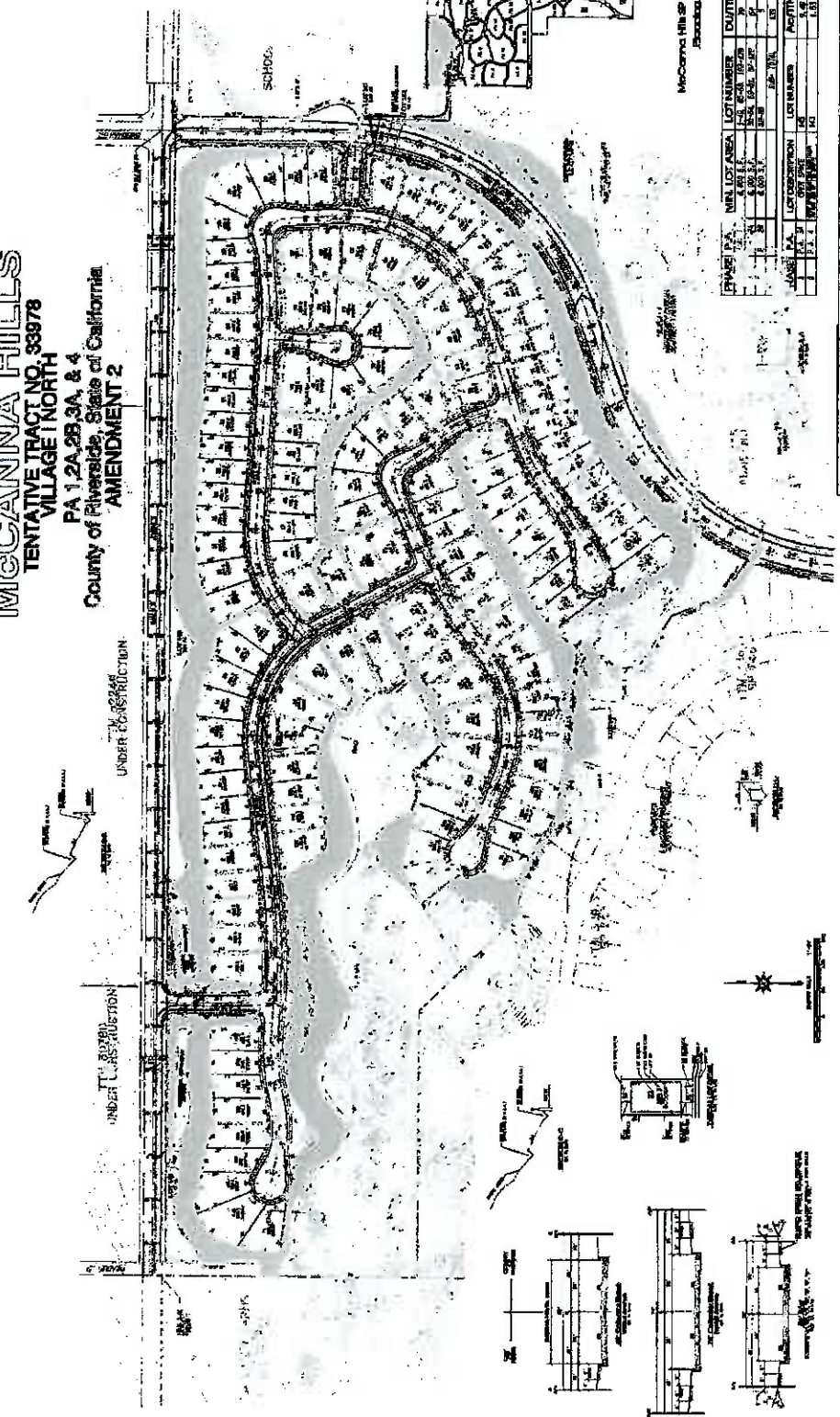
REPORT PRINTED ON... 2/15/2018 5:20:37 PM

© Riverside County GIS

**MCCANNA HILLS**  
**TENTATIVE TRACT NO. 33978**  
**VILLAGE NORTH**  
 PA 1, 2A, 2B, 3A, & 4  
 County of Riverside, State of California  
**AMENDMENT 2**



General Information  
 Project Name: MCCANNA HILLS VILLAGE NORTH  
 Project Address: 10000 MCCANNA HILLS ROAD, RIVERSIDE, CA 92504  
 Project Owner: MCCANNA HILLS DEVELOPMENT, INC.  
 Project Engineer: [Name]  
 Project Date: [Date]



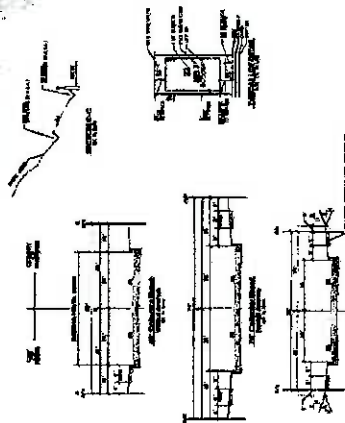
PHASE	PARCEL AREA	LOT NUMBER	DU/SP	ACR/SP	ACR/SP	ACR/SP
1	1,400.00	1-100	1	1	1	1
2	1,400.00	1-100	1	1	1	1
3	1,400.00	1-100	1	1	1	1
4	1,400.00	1-100	1	1	1	1
5	1,400.00	1-100	1	1	1	1
6	1,400.00	1-100	1	1	1	1
7	1,400.00	1-100	1	1	1	1
8	1,400.00	1-100	1	1	1	1
9	1,400.00	1-100	1	1	1	1
10	1,400.00	1-100	1	1	1	1
11	1,400.00	1-100	1	1	1	1
12	1,400.00	1-100	1	1	1	1
13	1,400.00	1-100	1	1	1	1
14	1,400.00	1-100	1	1	1	1
15	1,400.00	1-100	1	1	1	1
16	1,400.00	1-100	1	1	1	1
17	1,400.00	1-100	1	1	1	1
18	1,400.00	1-100	1	1	1	1
19	1,400.00	1-100	1	1	1	1
20	1,400.00	1-100	1	1	1	1
21	1,400.00	1-100	1	1	1	1
22	1,400.00	1-100	1	1	1	1
23	1,400.00	1-100	1	1	1	1
24	1,400.00	1-100	1	1	1	1
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27	1,400.00	1-100	1	1	1	1
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30	1,400.00	1-100	1	1	1	1
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65	1,400.00	1-100	1	1	1	1
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79	1,400.00	1-100	1	1	1	1
80	1,400.00	1-100	1	1	1	1
81	1,400.00	1-100	1	1	1	1
82	1,400.00	1-100	1	1	1	1
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85	1,400.00	1-100	1	1	1	1
86	1,400.00	1-100	1	1	1	1
87	1,400.00	1-100	1	1	1	1
88	1,400.00	1-100	1	1	1	1
89	1,400.00	1-100	1	1	1	1
90	1,400.00	1-100	1	1	1	1
91	1,400.00	1-100	1	1	1	1
92	1,400.00	1-100	1	1	1	1
93	1,400.00	1-100	1	1	1	1
94	1,400.00	1-100	1	1	1	1
95	1,400.00	1-100	1	1	1	1
96	1,400.00	1-100	1	1	1	1
97	1,400.00	1-100	1	1	1	1
98	1,400.00	1-100	1	1	1	1
99	1,400.00	1-100	1	1	1	1
100	1,400.00	1-100	1	1	1	1

Local Description  
 Project Name: MCCANNA HILLS VILLAGE NORTH  
 Project Address: 10000 MCCANNA HILLS ROAD, RIVERSIDE, CA 92504  
 Project Owner: MCCANNA HILLS DEVELOPMENT, INC.  
 Project Engineer: [Name]  
 Project Date: [Date]

Map Scale: 1" = 100'

North Arrow

Typical Street Sections



# Extension of Time Environmental Determination

Project Case Number: TR33978  
 Original E.A. Number: 33988  
 Extension of Time No.: 2<sup>nd</sup> EOT  
 Original Approval Date: March 27, 2007  
 Project Location: North of Orange Avenue, East of Bradley Road, South of Water Avenue and West of Foothill Road  
 Project Description: Schedule A - subdivision of 142 acres into 139 residential lots with a minimum lot size of 6,000 sq. ft. and 7 open space lots in planning areas 3A, 1, 2A, 2B, and 4.

On March 27, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

**Villalobos, Gabriel**

---

**From:** Mark Burkes <mburkes@npland.com>  
**Sent:** Tuesday, February 13, 2018 11:24 AM  
**To:** Villalobos, Gabriel  
**Subject:** FW: Recommended Conditions for TR33978 2nd EOT  
**Attachments:** TR33978 2nd EOT COA.pdf

Gabriel,

Per you request, please see below. #2.

**Mark Burkes**  
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)  
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)  
[mburkes@npland.com](mailto:mburkes@npland.com) | [npland.com](http://npland.com)

**From:** Jeff Belger  
**Sent:** Tuesday, February 13, 2018 8:44 AM  
**To:** Mark Burkes <mburkes@npland.com>  
**Subject:** FW: Recommended Conditions for TR33978 2nd EOT

Mark, please forward this e-mail to the County.

I, the Extension of Time Applicant, accept the conditions below:

- |                            |                           |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE  |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED         |
| 60. REQ BMP SWPPP WQMP     | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING |                           |

Thanks,

Jeff

**From:** Mark Burkes  
**Sent:** Monday, February 12, 2018 6:08 PM  
**To:** Jeff Belger <[JBelger@ihpinc.com](mailto:JBelger@ihpinc.com)>; Vyctoria Luong <[VLuong@ihpinc.com](mailto:VLuong@ihpinc.com)>  
**Subject:** FW: Recommended Conditions for TR33978 2nd EOT

Jeff/Vyctoria,

One of two.

Can you please respond to the email below?

**Mark Burkes**  
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)  
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)  
[mburkes@npland.com](mailto:mburkes@npland.com) | [npland.com](http://npland.com)

**From:** Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]  
**Sent:** Wednesday, February 7, 2018 3:41 PM  
**To:** Dawn-Marie Aleson <[dmaleson@ihpinc.com](mailto:dmaleson@ihpinc.com)>  
**Cc:** Mark Burkes <[mburkes@npland.com](mailto:mburkes@npland.com)>  
**Subject:** Recommended Conditions for TR33978 2nd EOT

Attn: McCanna Hills LLC  
c/o Mark Burkes  
100 Bayview Circle, Suite 2000  
Newport Beach, CA 92660

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33978.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- |                            |                           |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE  |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED         |
| 60. REQ BMP SWPPP WQMP     | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING |                           |

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning



Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



**How are we doing? [Click the Link and tell us](#)**

### Confidentiality Disclaimer

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**County of Riverside California**

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Plan: TR33978E02

Parcel: 307410001

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT2 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:  
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.  
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.  
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT2 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT2 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT2 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR33978E02

Parcel: 307410001

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT2 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT2 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT2 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT2 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

Agenda Item No.:

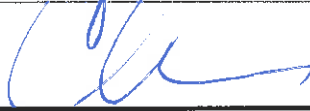
1.7

Planning Commission Hearing: March 7, 2018

**PROPOSED PROJECT**

Case Number(s): TR32764E03  
Area Plan: Lakeview/Nuevo  
Zoning Area/District: Lakeview Area  
Supervisory District: Fifth District  
Project Planner: Ash Syed

Applicant(s): Rick Hoffman

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map: Schedule B subdivision of 6.74 acres into 6 single family residential one acre lots.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32764**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 22, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background**

Tentative Tract Map No. 32764 was originally approved at Planning Commission on February 22, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 5696 where both applications were approved on June 27, 2006.

The First Extension of Time for Tentative Tract Map No. 32764 was received on January 15, 2015, ahead of the expiration date, February 22, 2015. It was approved at Planning Commission on September 16, 2015.

The Second Extension of Time for Tentative Tract Map No. 32764 was received on October 14, 2015, ahead of the expiration date, February 22, 2016. It was approved at Planning Commission on January 4, 2017.

The Third Extension of Time for Tentative Tract Map No. 32764 was received February 9, 2018, ahead of the expiration date, February 22, 2018. The applicant and the County negotiated conditions of approval and reached consensus on February 26, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant February 26, 2018, indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

### **State Bills**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

**Riverside County Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number years a map may be extended is 6 years. The first and second extensions of time each extended the expiration date by 1 year. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this third extension of time will expire on February 22, 2020. If a final map has not been recorded prior this date, the fourth extension of time request must be filed 30-days prior to map expiration.

**ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

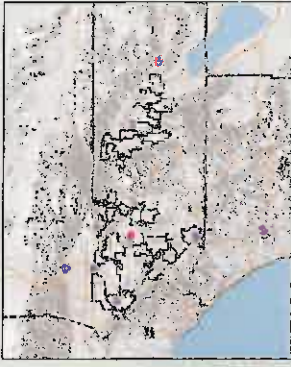
**FINDINGS**

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

*Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 3rd EOT for TR32764 Vicinity Map



### Legend

- Display Parcels
- City Boundaries
- Cities

### Notes

\*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.



0

727

1,454 Feet



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© Riverside County RCIT GIS

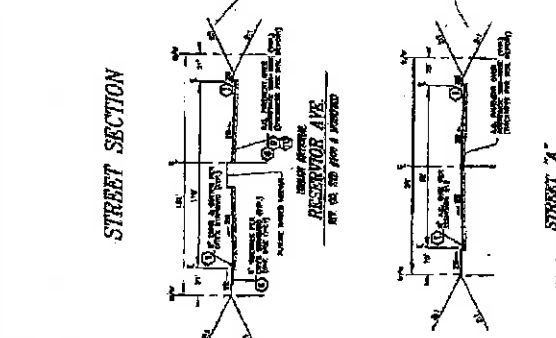
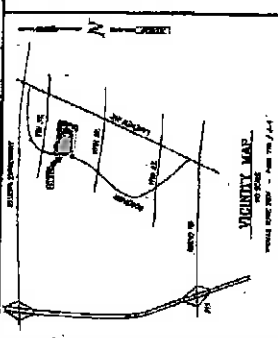
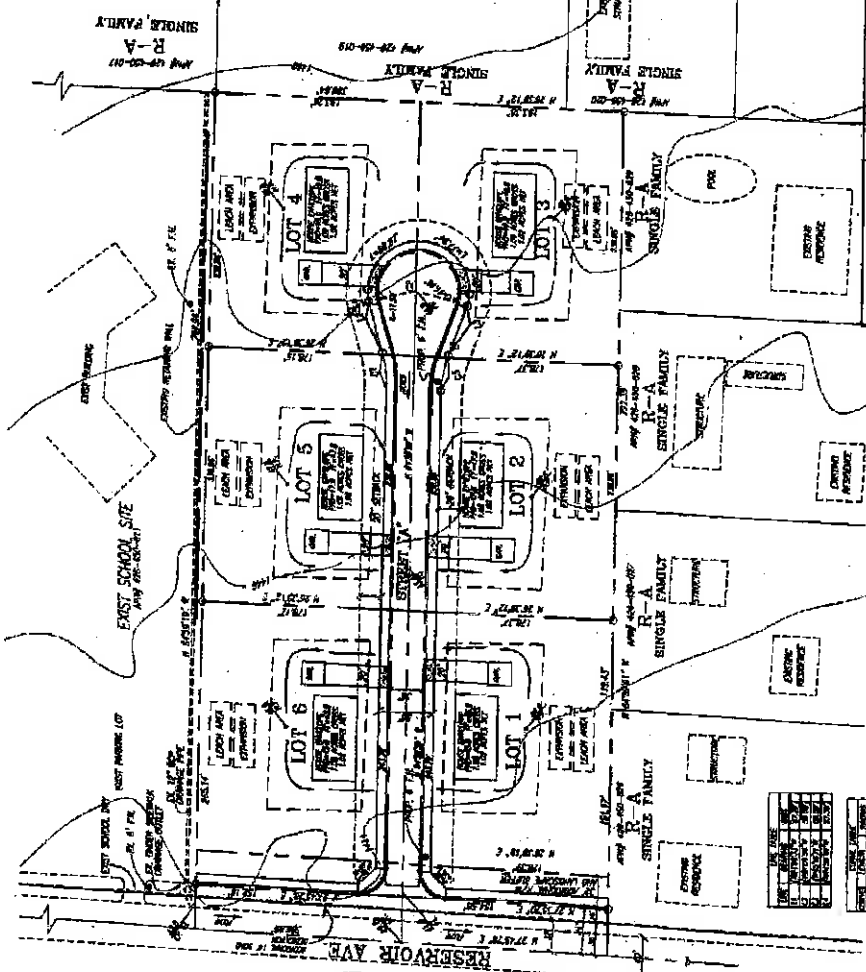
# TENTATIVE TRACT MAP NO. 32764

COUNTY OF INDIANA, STATE OF CALIFORNIA  
FOR LOT 154, MB 010/022 OF TR 4 LANDS OF NUEVO LAND  
A.P.N.: 428-450-010  
AMENDED NO. 1

**OWNER/DEVELOPER:**  
NUEVO LAND, LLC  
15000 N. 15TH AVE., SUITE 100  
DENVER, CO 80242  
TEL: 303-751-1000  
WWW.NUEVO-LAND.COM

**LAND DEVELOPMENT CONSULTANT:**  
LAND DEVELOPMENT CONSULTANTS  
10000 N. 15TH AVE., SUITE 100  
DENVER, CO 80242  
TEL: 303-751-1000  
WWW.LDCCONSULTANTS.COM

- LEGEND:**
  - 1. LOT 154, MB 010/022 OF TR 4 LANDS OF NUEVO LAND
  - 2. PROPERTY NOT WITH COMPANY SERVICE NETWORK
  - 3. PROPERTY WITH COMPANY SERVICE NETWORK
  - 4. ALL UTILITIES SHALL BE A MINIMUM OF 10' WIDE
  - 5. ALL UTILITIES SHALL BE A MINIMUM OF 10' WIDE
  - 6. PROPERTY WITH COMPANY SERVICE NETWORK
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**TENTATIVE TRACT MAP NO. 32764**  
FOR LOT 154, MB 010/022 OF TR 4 LANDS OF NUEVO LAND  
A.P.N.: 428-450-010  
AMENDED NO. 1

DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
SHEET: \_\_\_\_\_



# Extension of Time Environmental Determination

Project Case Number: TR32764  
Original E.A. Number: 39752  
Extension of Time No.: Third  
Original Approval Date: February 22, 2006  
Project Location: Northeast of Jack Circle, Southeast of Reservoir Avenue  
Project Description: Schedule B subdivision of 6.74 acres into 6 single family residential one acre lots.

On February 22, 2006 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
Ash Syed, Project Planner

Date: February 26, 2018  
Charissa Leach, P.E. Assistant TLMA Director

## Syed, Ashiq

---

**From:** Rick Hoffman <hoffmanconsult@verizon.net>  
**Sent:** Monday, February 26, 2018 9:56 AM  
**To:** Syed, Ashiq; rendatony@yahoo.com  
**Cc:** rendatony@yahoo.com  
**Subject:** RE: Recommended Conditions of Approval for 3rd EOT of TR32764

My client agrees to the conditions. Please let me know when this will go to the Board.

Thanks,

Rick

Rick Hoffman

Hoffmanconsult@outlook.com

951-505-4595

Hoffmanconsult.com

---

**From:** Syed, Ashiq [mailto:ASyed@rivco.org]  
**Sent:** Tuesday, February 13, 2018 3:53 PM  
**To:** Hoffmanconsult; rendatony@yahoo.com  
**Subject:** Recommended Conditions of Approval for 3rd EOT of TR32764

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32764

Hello Mr. Hoffman,

The County Planning Department, for this extension of time, has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50 E. Health #1  
50 Trans #1  
60 BS Grade #1  
60 Trans 1  
80 Trans #1  
90 BS Grade #1  
90 Trans #1

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are

presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.



**Ash Syed**  
**Environmental Planner**  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
Email: [asyed@rivco.org](mailto:asyed@rivco.org)  
Phone: 951-955-6035

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**County of Riverside California**

Plan: TR32764E03

Parcel:

50. Prior To Map Recordation

E Health

050 - E Health. 1 Gen - Custom Not Satisfied

REQ E HEALTH DOCUMENTS

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 Gen - Custom Not Satisfied

FINAL ACCESS AND MAINT

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 Gen - Custom Not Satisfied

REQ BMP SWPPP WQMP

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Transportation

060 - Transportation. 1 Gen - Custom Not Satisfied

FINAL WQMP FOR GRADING

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Gen - Custom Not Satisfied

WQMP AND MAINTENANCE

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The

Plan: TR32764E03

Parcel:

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Gen - Custom (cont.) Not Satisfied

project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 Gen - Custom Not Satisfied

WQMP REQUIRED

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
  2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
  3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
  4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
  5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.
- (This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 Gen - Custom Not Satisfied

WQMP COMP AND BNS REG

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.



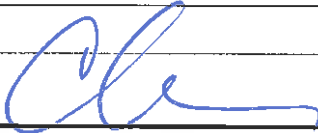
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

4.1

**Planning Commission Hearing: March 7, 2018**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Conditional Use Permit No. 3774	<b>Applicant:</b> Flying J Pilot
<b>Select Environ. Type</b>	Negative Declaration	
<b>Area Plan:</b>	Western Coachella Valley	<b>Representative:</b> Travis P. Vincent
<b>Zoning Area/District:</b>	Thousand Palms District	
<b>Supervisory District:</b>	Fourth District <i>K60</i>	
<b>Project Planner:</b>	Jay Olivas	 Charissa Leach, P.E. Assistant TLMA Director
<b>Project APN(s):</b>	650-090-026	

**PROJECT DESCRIPTION AND LOCATION**

The project site is located north of Ramon Road, west of Varner Road, east of Interstate 10 in Thousand Palms on a 5.06-acre site. The application being considered is as follows:

Conditional Use Permit (CUP) No. 3774 proposes to re-entitle an existing automobile and truck travel center previously approved under Plot Plan No. 9439 and to entitle multiple newly proposed uses described below. The automobile and truck travel center includes an approximate 9,000-square-foot convenience store building up to 16-feet in height; vehicle and truck fuel sales with two (2) fuel canopies up to 18 feet in height totaling approximately 7,000 square feet with approximately 24 fuel dispensers; a 1,000 gallon above-ground liquid petroleum propane tank; 20 automobile parking spaces, two (2) ADA spaces, and 63 truck parking spaces; a truck scale; and alcoholic beverage sales of beer and wine for off-premises consumption. CUP No. 3774 also proposes the following new uses: (1) installation of a 12,000 gallon bio-diesel above-ground storage tank (AST) and three (3) 12,000-gallon above-ground AST diesel tanks up to approximately 13 feet in overall height with associated piping. CUP No. 3774 also proposes a chain link fence enclosure and fuel injection shed associated with the ASTs. CUP No. 3774 also proposes the conversion of three (3) existing underground diesel tanks to gasoline tanks. CUP No. 3774 replaces Plot Plan No. 9439 for APN 650-090-026 only. Plot Plan No. 9439 shall remain valid for the existing hotel and fast food restaurant located on adjoining APNs 650-090-027 and 650-090-025, which are both under separate ownership and are not part of proposed CUP No. 3774.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 43027, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,**

**APPROVE CONDITIONAL USE PERMIT NO. 3774**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

<b>PROJECT DATA</b>
---------------------

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CD:CR 0.20 – 0.35 FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Commercial Retail
East:	Commercial Retail; Light Industrial
South:	Commercial Retail
West:	Light Industrial
Existing Zoning Classification:	Commercial Scenic Highway (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	C-P-S
East:	Manufacturing-Service Commercial (M-SC)
South:	C-P-S
West:	Controlled Development Areas (W-2)
Existing Use:	Automobile/Truck Stop/Convenience Store
Surrounding Uses	Commercial, Industrial, Vacant Land, Interstate 10
North:	Existing Hotel
South:	Fast Food Restaurant
East:	Industrial Land
West:	Interstate 10

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	5.01	No Minimum Lot Size
Existing Building Area (SQFT):	16,000	No Maximum Lot Coverage
Proposed Building Area (SQFT):	4 x 12,000 gallon fuel tanks	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Floor Area Ratio:	0.10	FAR 0.20 – 0.35
Building Height (FT):	18 feet	50 feet
Proposed Minimum Lot Size:	N/A	N/A
Total Proposed Number of Lots:	N/A	N/A
Map Schedule:	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>
Auto/Truck Stop		1 space per 200 square feet	63	63
<b>TOTAL:</b>				

**Located Within:**

City's Sphere of Influence:	City of Cathedral City
Community Service Area ("CSA"):	No
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	Yes – Thousand Palms
Area Drainage Plan:	Yes – Whitewater River Basin Flood Control Project
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes (Moderate) – Thousand Palms
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes (Zone B) – Thousand Palms
CVMSHCP Conservation Boundary:	Yes – No Conservation Area
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**





Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

**Background:** The current project site contains an existing automobile/truck stop with convenience store with beer and wine sales for off-premises consumption. These uses were originally approved under Plot Plan No. 9439 in 1987 on a five (5) acre portion of a 15-acre site. PP No. 9439 also included a fast food restaurant and hotel which were constructed as part of the overall commercial center on the remaining 10 acres. The 15 acres of land was subsequently subdivided under Parcel Map No. 20851 in 1987. The existing automobile/truck stop is located on Parcel 2 of recorded PM20851.

The existing project site has a common lot line with McDonalds Corporation which shared an existing pylon sign previously approved under Variance Case No. 1484 in 1987 which is not affected by proposed CUP No. 3774 and is to remain as currently existing.

The existing project site of five-acres includes driveways and parking lot spaces on immediately adjoining properties owned by the McDonalds Corporation and the Red Roof Inn Corporation. Prior references allow this parking encroachment. CUP No. 3774 also contains a Condition of Approval for Reciprocal Access Easement (COA 80.Planning.5-CC&R Reciprocal Easement), which would formalize and continue to allow this shared parking arrangement.

No evidence of existing recorded Reciprocal Access easements were located, but the commercial center includes existing truck parking and driveways within adjoining parcels which has occurred and been accepted continuously by the affected land owners since approximately 1987.

Notification letters regarding AB 52 were also mailed out to various local tribes on June 27, 2017. No request to consult was received regarding AB 52. The Twenty-Nine Palms Band of Mission Indians letter of June 27, 2017 indicated no tribal cultural resources on the project site, and the Agua Caliente Band of Cahuilla Indians letter dated July 12, 2017 indicated no impact to cultural resources. Consultation was subsequently concluded.

## ENVIRONMENTAL REVIEW AND FINDINGS

An Initial Study (IS), Environmental Assessment No. 43027, and Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County and determines that the proposed project could not have a significant effect on the environment. A Notice of Intent to Adopt a Negative Declaration was prepared, and the Negative Declaration was made available for public review per the CEQA Statute and Guidelines Section 15105 for at least 20 days. The project as proposed and conditioned will not result in any potentially significant environmental impacts, and no mitigation is necessary.

## FINDINGS

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

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.
2. The overall development of the land will not be detrimental to the public health, safety or general welfare of the community, since as detailed in the Initial Study and Negative Declaration prepared for the project, the project would not have a significant impact on the environment.
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 since the project is located in a commercial retail area which includes land uses such as existing hotel, truck wash, restaurants, storage yards and contractor yards. Additionally, the proposed project would not inhibit potential development of surrounding areas.
4. The project is located along Varner Road (128' right-of-way). Due to existing road improvements including curbs, gutters, and sidewalks, at the project's location in Thousand Palms in an existing extensive urban area, no additional right-of-way dedications or improvements are recommended for the project, as indicated by Conditions of Approval (COAs) in the Advisory Notification Document (AND) 10.TRANSPORTATION.1-No Additional On-site R-O-W / 10.TRANSPORTATION.2-No Additional Road Improvements.
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 project does not propose sale of multiple buildings on one existing parcel, but the project is conditioned under COA AND 10.PLANNING. 8-Land Division required should any future land divisions be proposed.
6. The site is located within the Thousand Palms Flood Control Project. Due to existing drainage improvements such as Varner Road and existing landscape areas, and since project has existed since 1987, and new fuel tank pad area being limited to 3,300 square feet approximately with

elevated steel platform for maintenance personnel and being approximately 1-foot above flood depth, no further drainage improvements are required.

7. The proposed land use, as an existing automobile and truck travel center with addition of four (4) above ground fuel tanks, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) Zone in that:
  - I. The proposed project's building heights are allowed up to 50 feet in this zone and the maximum height of the existing convenience store building is up to approximately 16 feet and existing fuel canopies are up to approximately 18-feet in height, below the height limit allowed by the C-P-S zone, as indicated in Section 9.53c. of Ordinance No. 348.
  - II. The proposed project's travel center buildings are not subject to yard requirements (setbacks) since all buildings do not exceed 35 feet in height in accordance with Section 9.53b. of Ordinance No. 348.
  - III. Automobile storage spaces are provided in accordance with Section 18.12 of Ordinance No. 348 in that the proposed project provides 20 existing vehicle parking spaces including two (2) parking spaces for the disabled, and 63 truck parking spaces, with the reduction of approximately four (4) truck parking spaces to accommodate proposed additional above ground diesel tanks.
  - IV. The proposed project is conditioned to screen all roof mounted equipment as required in Section 9.53e. of Ordinance No. 348 in accordance with COA 90.PLANNING.4-Roof Equipment Shielding.
  - V. Existing freestanding signage at 60 feet in height up to 500 square feet in area exceeds size limits as indicated by Section 19.4e of Ordinance No. 348, however, this signage was previously approved under Variance Case No. 1484 at the existing commercial center with no change proposed.

**Other Findings:**

1. The project site has a land use designation of "Commercial Retail" (C-R) on the Western Coachella Valley Area Plan
2. The proposed land use as an existing automobile and truck travel center with addition of four (4) above-ground fuel tanks is consistent with the Commercial Retail (C-R) Land Use designation because since these type facilities are local and regional serving retail and service land uses as specifically identified under C-R.
3. The project site is surrounded by properties, which are designated Commercial Retail and Light Industrial to the north and east, Commercial Retail to the south, and Light Industrial to the west.
4. The zoning classification for the subject site is Scenic Highway Commercial (C-P-S).
5. The site contains an existing automobile and truck travel center with 96,000 gallons of existing fuel tanks with proposed addition of four (4) above ground fuel tanks totaling approximately 48,000 gallons of additional diesel fuel capacity.

6. The proposed project with recommendation for an undeveloped void date of July 1, 2023 as it applies to any undeveloped portion or any undeveloped phases on the property in accordance with COA AND 10.PLANNING. 20-Undeveloped Void Date.
7. The proposed project is permitted in the C-P-S zone with the approval of a CUP as conditioned, including the conditions relating to the perimeter treatment such as chain link fencing, varied roof lines, and existing desert landscaping.
8. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S), Manufacturing-Service Commercial (M-SC), Industrial Park (I-P), and Controlled Development Areas (W-2).
9. The proposed project will maintain consistency with the objectives of Type 20 – Off-Sale beer and wine ABC licensing requirements for the existing convenience store as indicated by COA AND 10. Planning.18— ABC20 Off-Sale Beer/Wine.
10. Per email communication with the California Alcoholic Beverage Control Board (ABC) dated December 20, 2017, a Public Necessity and Convenience finding is not required since existing license is valid and no change to existing alcohol sales is proposed.
11. The proposed project is conditionally consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 such as only beer and wine is allowed to be sold in conjunction with fuel sales, and no drive-in window is present or proposed to be installed for the sale of alcoholic beverages in accordance with Section 18.48.
12. The proposed project is not located within 1,000 feet of any school, public-park or playground, or established place of religious worship.
13. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention maintenance measure such as driveway entrances, fire lanes and fire extinguishers as outlined in Conditions of Approval 80.FIRE.1,2,3-Prior to Permit.
14. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in COA AND 10.Planning.19-Mt. Palomar Lighting Area.
15. Existing domestic water and sewer services are supplied by Coachella Valley Water District in accordance with transmittal letter dated July 3, 2017.
16. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for new above ground tanks portion shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement.
17. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out to various local tribes on June 27, 2017. No request to consult was received regarding AB 52. The

Twenty-Nine Palms Band of Mission Indians letter of June 27, 2017 indicated no tribal cultural resources on the project site and the Agua Caliente Band of Cahuilla Indians letter dated July 12, 2017 indicated no impact to cultural resources, therefore there was no further interest in the project.

18. The findings of the initial study performed pursuant to Environmental Assessment No. 43027 are incorporated herein by reference and are attached to the staff report. As demonstrated in the initial study, the proposed project will not have a significant effect on the environment, there is no evidence that the project will have a potential for adverse effects on wildlife resources, and no mitigation is required.

### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

Public hearing notices were mailed to property owners within 1,000 feet of the proposed project site. As of the writing of this report, Planning Staff has received no communications from the general public.

The project is located within the Sphere of Influence (SOI) of the City of Cathedral City. Project information was forwarded to the City of Cathedral City. The City's email communication of September 26, 2017 indicated no comment. The project was also presented for informational purposes to the Thousand Palm Community Council on September 28, 2017 including comments to ensure safety code compliance which the project has been conditioned such as under the California Fire Code and County Ordinance No. 787.

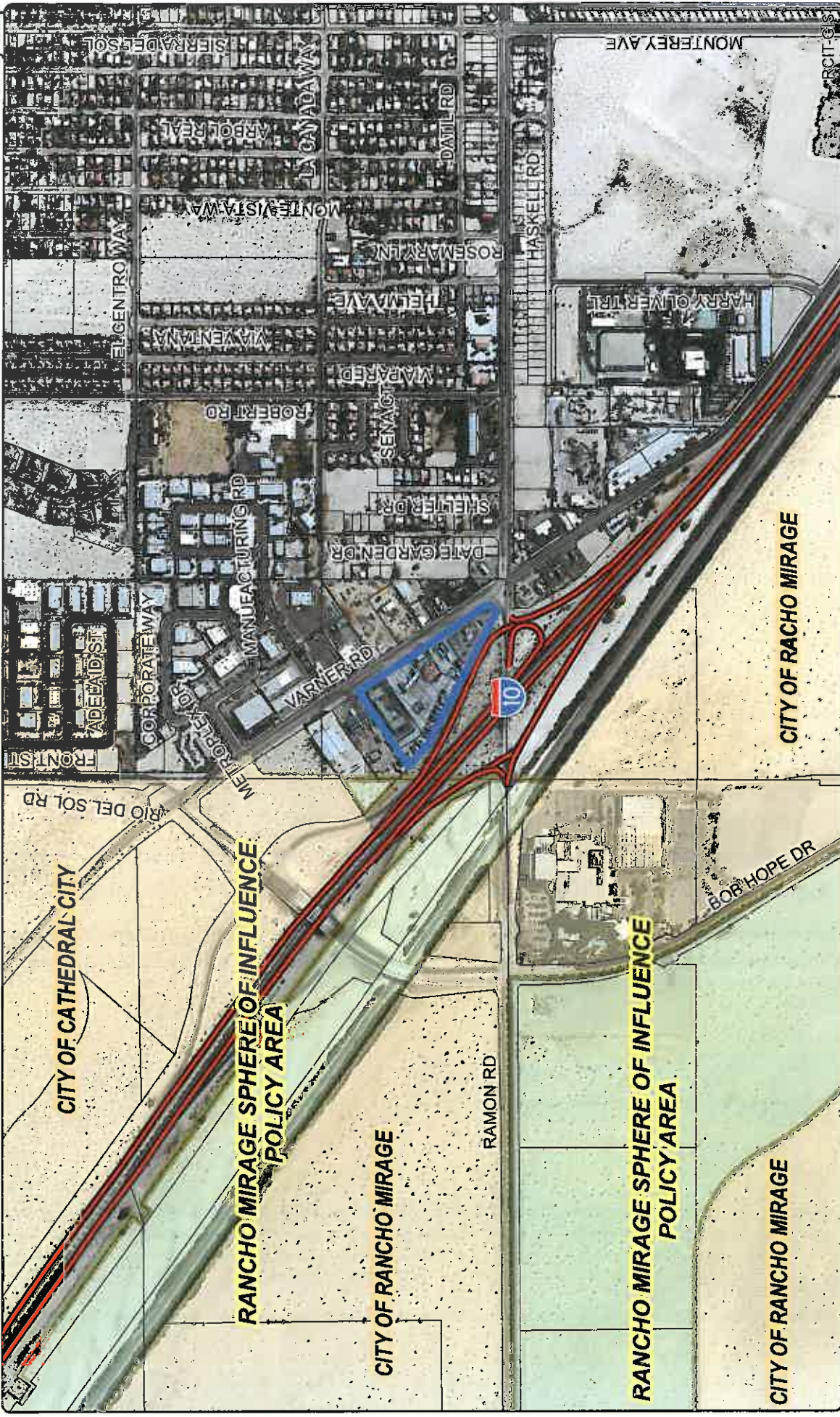
### **APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within ten days after the notice of decision appears on the Board's agenda, accompanied by the fee set forth in Ordinance No. 671

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03774**  
**VICINITY/POLICY AREAS**

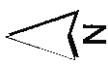
Supervisor: Perez  
 District 4

Date Drawn: 01/23/2018  
 Vicinity Map



Author: Vinnie Nguyen

Zoning Dist: Thousand Palms



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new Official Code of Ordinances. The new Code may contain different type of land use than is provided for in the existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-2300 (Western County) or in Palm Springs at (760) 927-7777 (Eastern County) or visit [www.riversideca.gov](http://www.riversideca.gov).

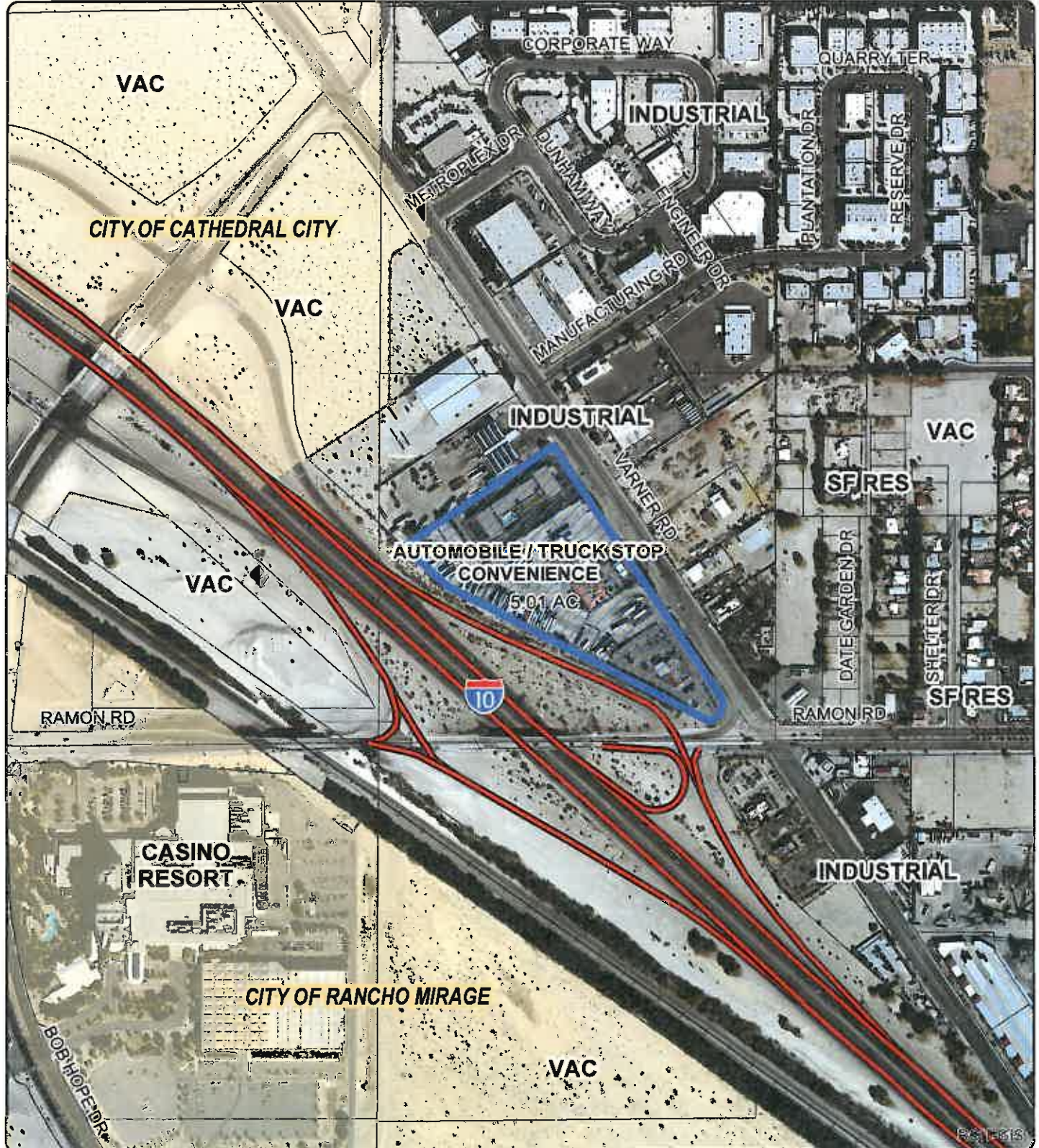
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03774

### LAND USE

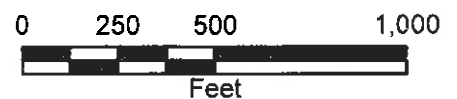
Supervisor: Perez  
District 4

Date Drawn: 01/23/2018  
Exhibit 1



Zoning Dist: Thousand Palms

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.rcfbma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

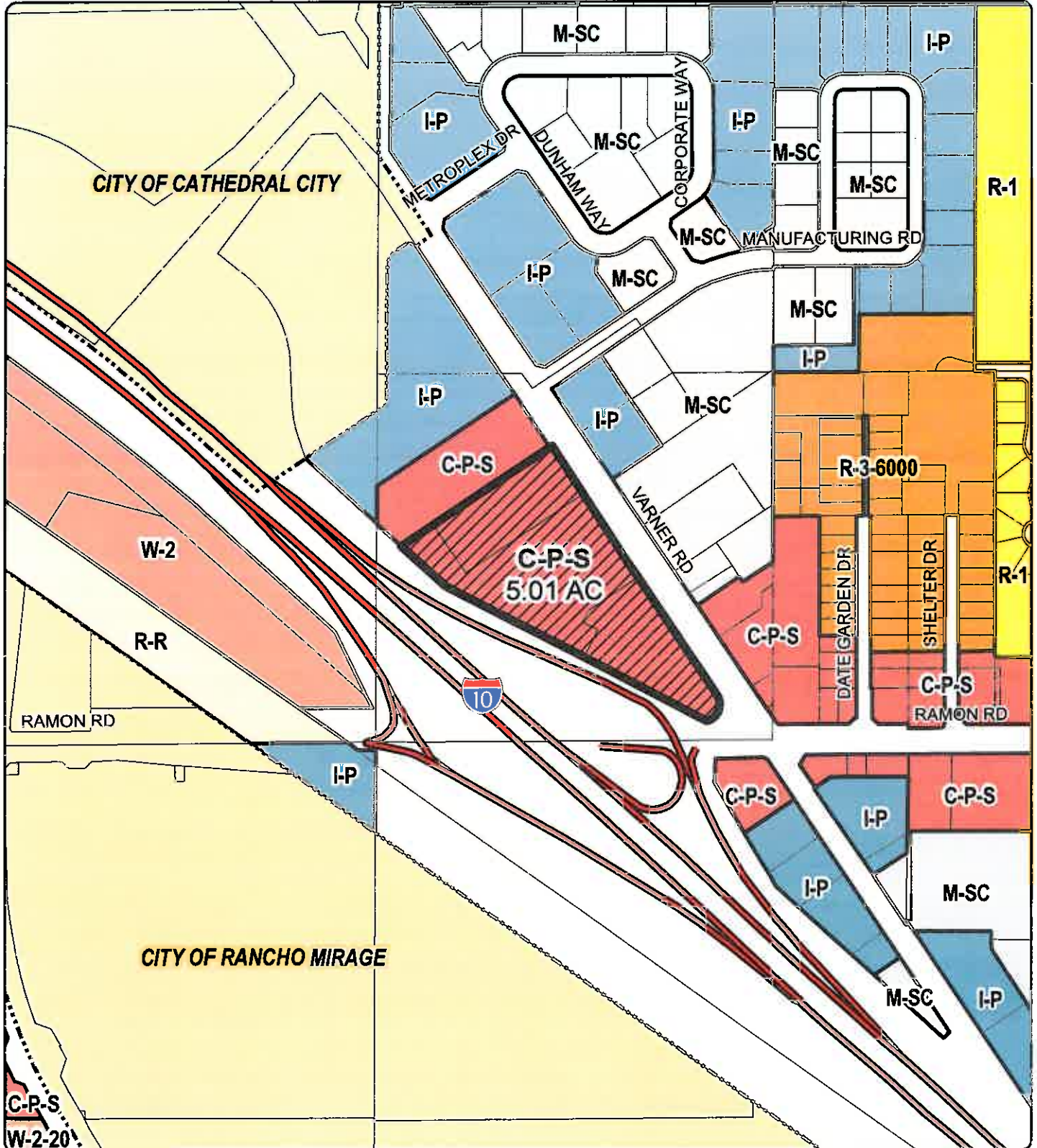
CUP03774

Date Drawn: 01/23/2018

Supervisor: Perez  
District 4

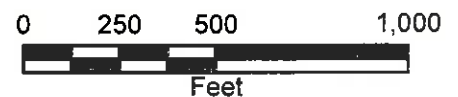
EXISTING ZONING

Exhibit 2



Zoning Dist: Thousand Palms

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.cofrma.org>



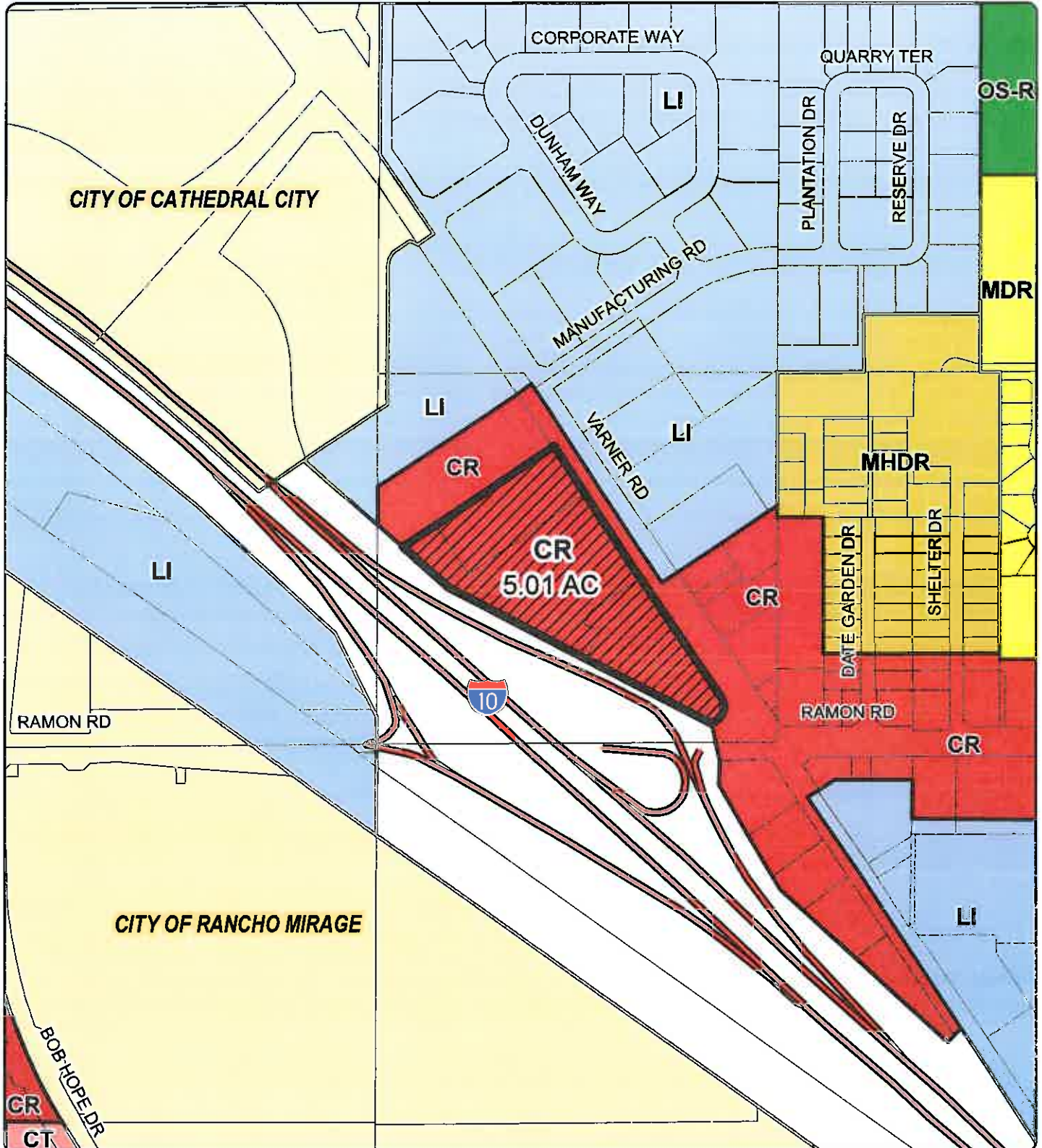
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03774

EXISTING GENERAL PLAN

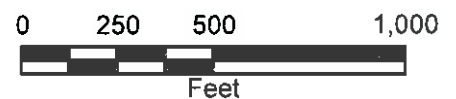
Supervisor: Perez  
District 4

Date Drawn: 01/23/2018  
Exhibit 5



Zoning Dist: Thousand Palms

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.redma.org>

# DRAWING INDEX

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- SP1 SITE PLAN LAYOUT
- SP2 SCHEDULE AND NOTES
- SP3 TANK PANS PLAN AND DETAILS
- SP4 TANK PANS ELEVATION AND DETAILS
- SP5 TANK PANS SECTION AND DETAILS
- SP6 PRODUCT PIPING SECTION AND DETAILS
- SP7 PRODUCT PIPING SECTION AND DETAILS
- SP8 PRODUCT PIPING SECTION AND DETAILS
- SP9 PRODUCT PIPING SECTION AND DETAILS
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## SITE ELECTRICAL

- SE1 NEW SERVICE CONTROL / SENSOR WIRING DIAGRAM
- SE2 NEW SERVICE CONTROL / SENSOR WIRING DIAGRAM
- SE3 WIRING DIAGRAM AND PANEL SCHEDULE
- SE4 WIRING DIAGRAM
- SE5 WIRING DIAGRAM



# PILOT TRAVEL CENTER #765

72235 VARNER ROAD  
THOUSAND PALMS, CA 92276

## PROJECT SCOPE

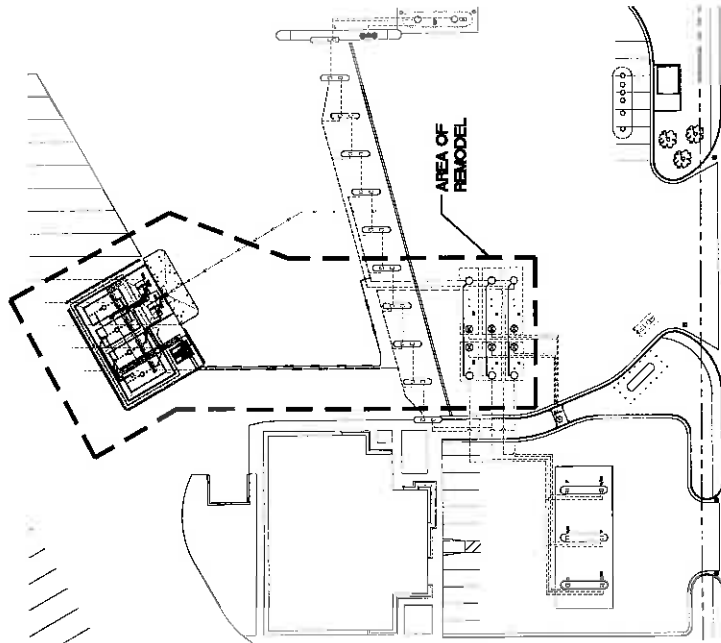
1. INSTALL (1) NEW 12,000 GALLON AST BROO TANK AND (3) NEW 2,000 GALLON AST DIESEL TANKS
2. INSTALL BROO INJECTION SYSTEM
3. TIE INTO EXISTING DIESEL LINES WITH EXTENSION TO AND FROM BROO INJECTION SYSTEM
4. STARTUP, CALIBRATION, A/D LINE TIGHTNESS TESTING OF FUEL LINE ADDITION
5. INSTALLATION AND CONNECTION OF ALL ELECTRICAL REQUIREMENTS FOR INJECTION SYSTEM AND MONITORING EQUIPMENT
6. CONVERT EXISTING DIESEL TESTS TO GASOLINE

## DEVELOPED BY:

PILOT TRAVEL CENTERS LLC  
DESIGN DEPARTMENT  
5508 LONAS DRIVE  
KNOXVILLE, TENNESSEE 37909  
(865) 588-7488

## PROJECT CONTACT

JERROD HERRON  
PROJECT MANAGER  
**ENGINEERS AND CONSULTANTS**  
DAVID M. LEIFFER, P.E.  
MECHANICAL ENGINEER  
JOHN D. FERGUSON, P.E.  
ELECTRICAL ENGINEER



**SITE KEY PLAN - FOR REFERENCE ONLY**  
1" = 30'





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

DATE	REVISION	PROJECT
02-20-14	1	CHAMBER RINK
		PROJECT: 765

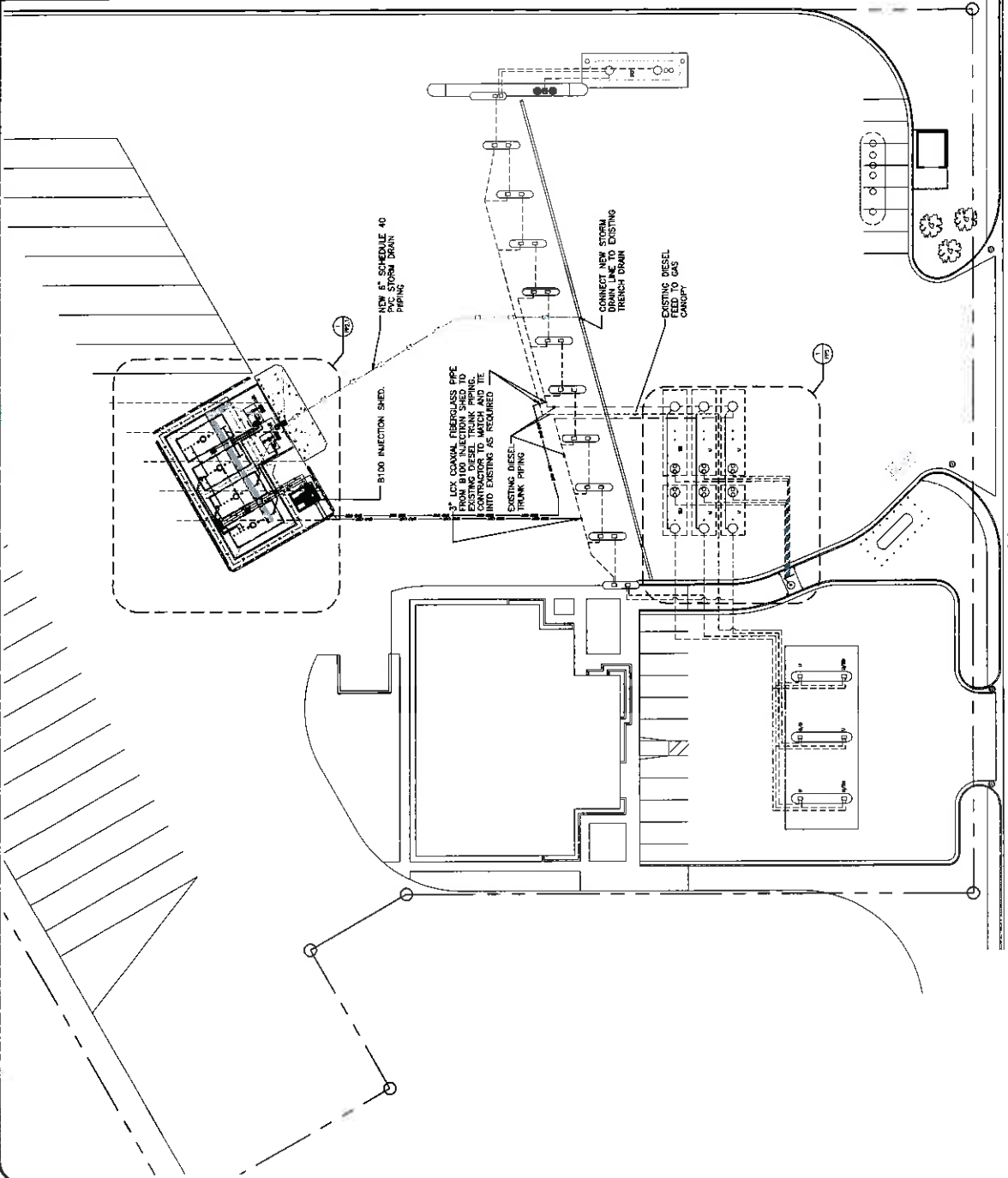
SHEET  
**PP1**

**CORE STATES**  
01017

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NOTE: THE RESPONSIBILITY OF THE GC TO FIELD VERIFY EXISTING ELEC AND VENT PIPING LOCATIONS PRIOR TO TANK INSTALLATION.

NOTE: DRAWING IS TO BE USED AS A SCHEMATIC DRAWING. IT IS THE RESPONSIBILITY OF THE GC AND PRODUCT PIPING SUB-CONTRACTORS INSTALLING PRODUCT PIPING TO VERIFY ALL LOCAL, STATE, FEDERAL AND FIRE AGENCIES' MANDATES, LAWS, AND REQUIREMENTS.



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





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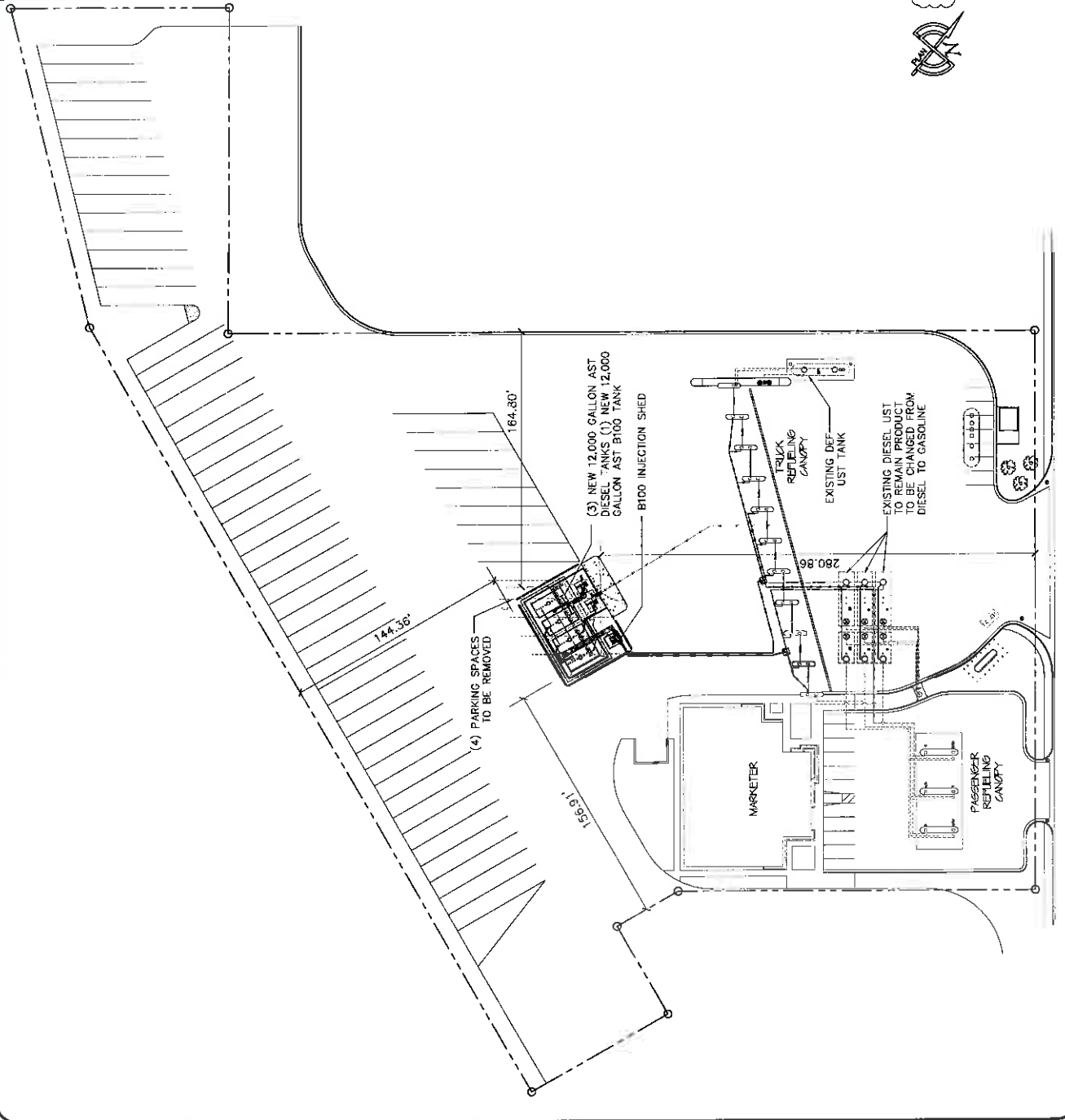
**SITE PLAN**  
 PILOT/FLYING J  
 72235 VARNER ROAD  
 THOUSAND PALMS, CALIFORNIA 92276

NO.	DATE	REVISION
1	01/20/14	ISSUE FOR PERMIT
2	01/20/14	OWNER REVISION

DATE: 09-24-13  
 DRAWN BY: BJK  
 PROJECT: 755

**SPI**

**BIDD TANK SITE PLAN**  
 SCALE: 1" = 30'







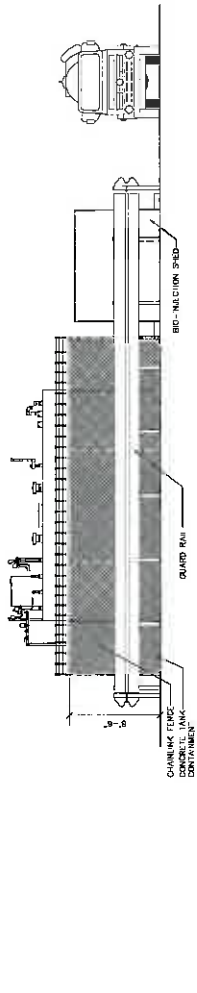
Comments prepared by Core States Inc. shall be the property of the client and shall not be used for any other project without the written consent of Core States Inc. Core States Inc. shall not be held responsible for any errors or omissions in this drawing. The client shall be responsible for providing all necessary information and data for the design of this project. Core States Inc. shall not be held responsible for any damage or injury resulting from the use of this drawing. All dimensions are in feet and inches unless otherwise noted. All materials shall be as specified in the notes and specifications. All work shall be in accordance with the applicable codes and standards. All work shall be completed within the specified time frame. All work shall be done in a professional and timely manner. All work shall be done in a safe and sound manner. All work shall be done in a clean and neat manner. All work shall be done in a professional and timely manner. All work shall be done in a safe and sound manner. All work shall be done in a clean and neat manner.



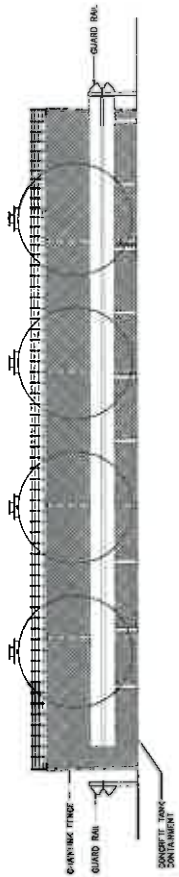
TANK FARM ELEVATIONS AND DETAILS  
 PILOT/FLYING J  
 7235 VARNER ROAD  
 THOUSAND PALMS, CALIFORNIA 92276

DATE	REV	DESCRIPTION	DRAWN BY	DATE
08-24-13	1	ISSUE FOR PERMITS	JK	08-24-13
09-24-13	2	REVISION	JK	09-24-13
10-24-13	3	REVISION	JK	10-24-13
11-24-13	4	REVISION	JK	11-24-13
12-24-13	5	REVISION	JK	12-24-13

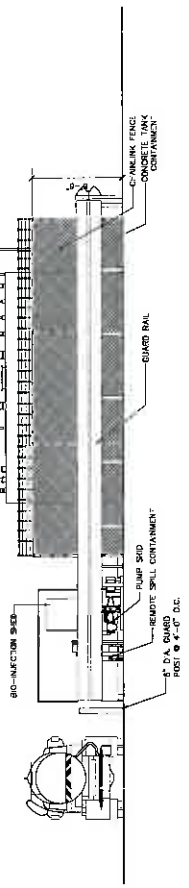
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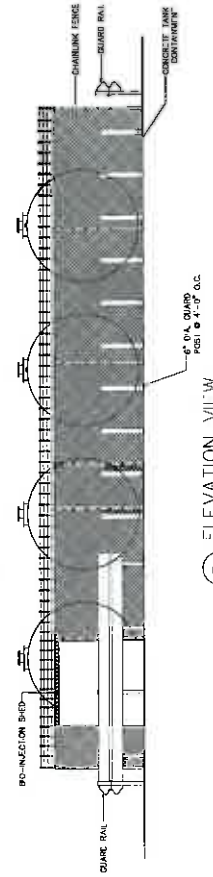
A ELEVATION VIEW  
 SCALE: 3/16"=1'-0"



B ELEVATION VIEW  
 SCALE: 3/16"=1'-0"

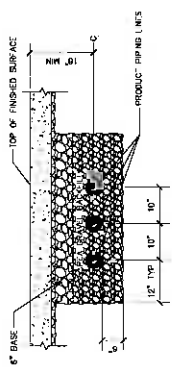


C ELEVATION VIEW  
 SCALE: 3/16"=1'-0"

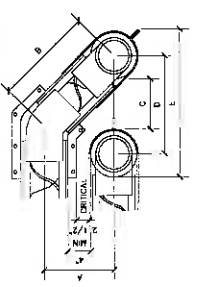


D ELEVATION VIEW  
 SCALE: 3/16"=1'-0"

1 ABOVE GROUND TANK FARM ELEVATIONS  
 SCALE: 3/16"=1'-0"

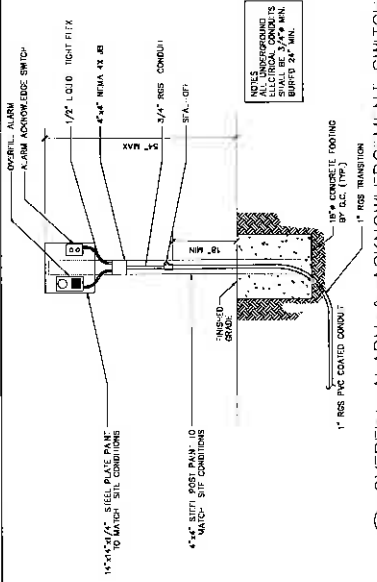


4 TYPICAL PIPING TRENCH  
 NOT TO SCALE



NOTES:  
 1. ALL PIPING SHALL BE 2" DIA. UNLESS OTHERWISE NOTED.  
 2. ALL PIPING SHALL BE SCHEDULE 40 UNLESS OTHERWISE NOTED.  
 3. ALL PIPING SHALL BE GALVANNEAL UNLESS OTHERWISE NOTED.  
 4. ALL PIPING SHALL BE WELDED UNLESS OTHERWISE NOTED.  
 5. ALL PIPING SHALL BE SUPPORTED UNLESS OTHERWISE NOTED.  
 6. ALL PIPING SHALL BE PROTECTED UNLESS OTHERWISE NOTED.  
 7. ALL PIPING SHALL BE IDENTIFIED UNLESS OTHERWISE NOTED.  
 8. ALL PIPING SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.  
 9. ALL PIPING SHALL BE REPAIRED UNLESS OTHERWISE NOTED.  
 10. ALL PIPING SHALL BE REPLACED UNLESS OTHERWISE NOTED.

3 PIPING CROSSOVER DETAIL  
 NOT TO SCALE



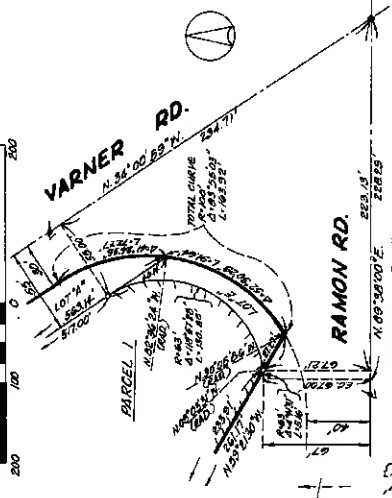
2 OVERFILL ALARM & ACKNOWLEDGEMENT SWITCH  
 NOT TO SCALE





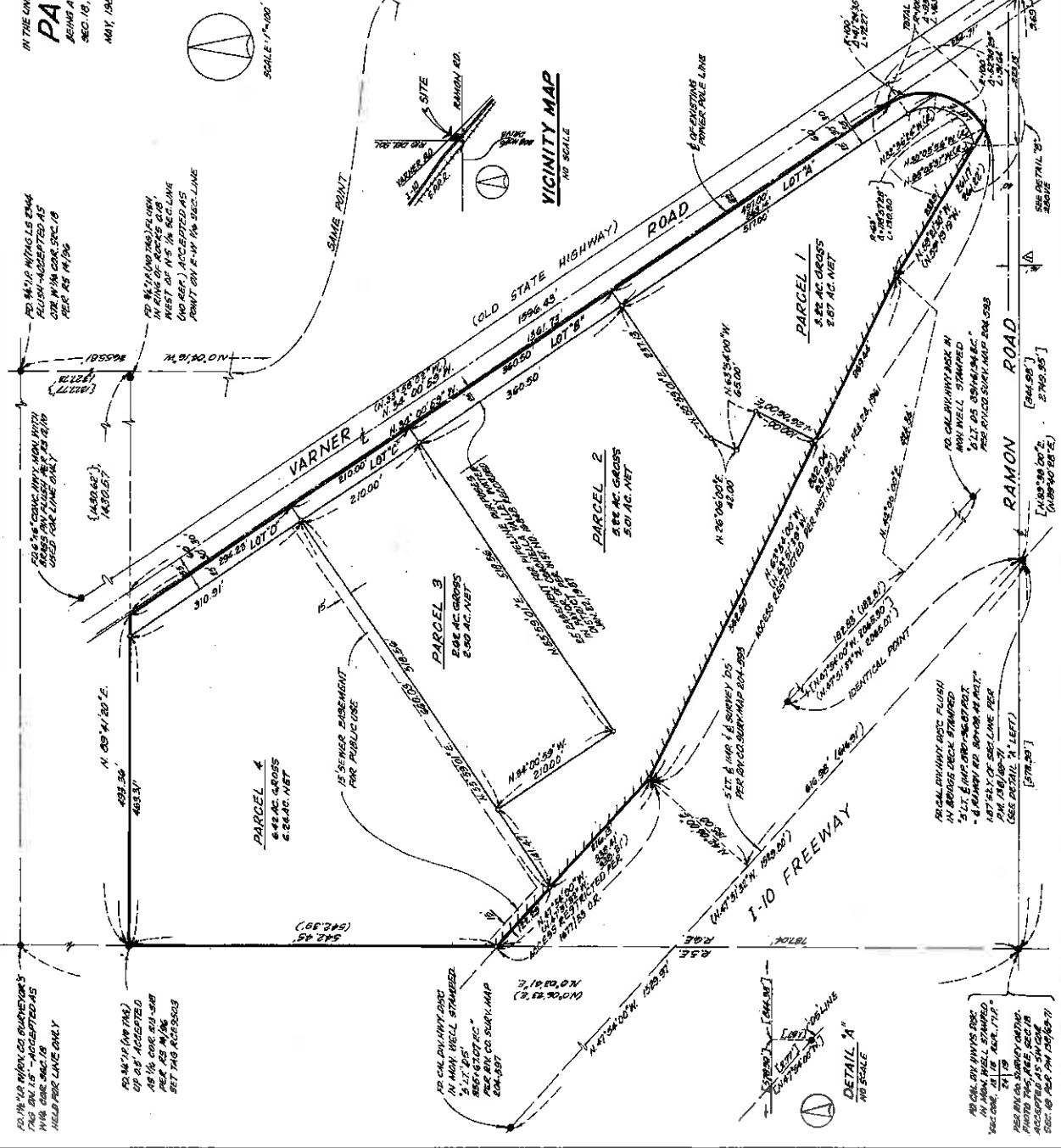
copy

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SHERIDAN, CALIFORNIA  
**PARCEL MAP NO. 20851**  
 BEING A SUBDIVISION OF A PORTION OF CONT. LOT 2 OF THE SW 1/4 OF  
 SEC. 18, T.4S., R.6E., S.48 N.M.  
 MAY, 1987 CHARLES HAVER AND ASSOCIATES SCALE 1"=100'



**DETAIL 'B'**  
 SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS IS THE CENTERLINE OF RAMON ROAD AS PER PARCEL MAP NO. 18712, P.M.B. 188/69-71 BEARING N 89° 38' 00" E.
2. INDICATES FOUND MONUMENT AS NOTED
3. INDICATES SET 1" P.W.P. WITH PLUG STAMPED RCE 9603, FLUSH OR A TAG STAMPED RCE 9603 IN CONCRETE
4. ALL MONUMENTS SET PER RY CO. ORD. 4614
5. THIS SUBDIVISION CONTAINS TAB AC. GROSS (PARCELS 1 THRU 4 AND LOTS A THRU E)
6. DASHED LINES INDICATES RESTRICTED ACCESS
7. ( ) MEASURED & RECORDED PER P.M. 138/69-71
8. ( ) RECORDED PER RY CO. BUREAU MAP 204-958
9. ( ) RECORDED PER RY CO. BUREAU MAP 204-958
10. ( ) RECORDED PER RY CO. BUREAU MAP 204-958
11. ( ) RECORDED PER RY CO. BUREAU MAP 204-958
12. ( ) RECORDED PER RY CO. BUREAU MAP 204-958
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## NEGATIVE DECLARATION

Project/Case Number: CONDITIONAL USE PERMIT NO. 3774

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

**COMPLETED/REVIEWED BY:**

By: Jay Olivas Title: Project Planner Date: 1/23/18

Applicant/Project Sponsor: CFJ Plaza Co. Date Submitted: 5/25/2017

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 01/11/18  
Y:\Planning Case Files-Riverside office\CUP03774\PC Docs\Cover\_Sheet\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA43027 ZCFG06399

**FOR COUNTY CLERK'S USE ONLY**

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 43027  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3774  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** 77588 El Duna Ct. Ste. H Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** 760-863-8271  
**Applicant's Name:** CFJ Plaza Co.  
**Applicant's Address:** 4240 East Jurupa Street, Ste. 402  
Ontario, CA 91761

**I. PROJECT INFORMATION**

**A. Project Description:** Conditional Use Permit (CUP) No. 3774 proposes to re-entitle an existing automobile and truck travel center previously approved under Plot Plan No. 9439 and to entitle multiple newly proposed uses described below. The automobile and truck travel center includes an approximate 9,000-square-foot convenience store building up to 16-feet in height; vehicle and truck fuel sales with two (2) fuel canopies up to 18 feet in height totaling approximately 7,000 square feet with approximately 24 fuel dispensers; a 1,000 gallon above-ground liquid petroleum propane tank; 20 automobile parking spaces, two (2) ADA spaces, and 63 truck parking spaces; a truck scale; and alcoholic beverage sales of beer and wine for off-premises consumption. CUP No. 3774 also proposes the following new uses: (1) installation of a 12,000 gallon bio-diesel above-ground storage tank (AST) and three (3) 12,000-gallon above-ground AST diesel tanks up to approximately 13 feet in overall height with associated piping. CUP No. 3774 also proposes a chain link fence enclosure and fuel injection shed associated with the ASTs. CUP No. 3774 also proposes the conversion of three (3) existing underground diesel tanks to gasoline tanks. CUP No. 3774 replaces Plot Plan No. 9439 for APN 650-090-026 only. Plot Plan No. 9439 shall remain valid for the existing hotel and fast food restaurant located on adjoining APNs 650-090-027 and 650-090-025, which are both under separate ownership and are not part of proposed CUP No. 3774.

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

**C. Total Project Area:** 5.01 Acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 5.01	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 16,000	<b>Est. No. of Employees:</b> 30
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 650-090-026 (primary site); 650-090-027; 650-090-025 (additional parking and driveway areas not part of proposed CUP 3774)

**E. Street References:** North of Ramon Road, west of Varner Road, east of Bob Hope Drive.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 4 South, Range 6 East, and Section 18.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site consists of an existing 5.01 acre automobile and truck travel center located within Thousand Palms within the City Sphere of Influence of the City of Cathedral City. The site was originally built around 1987. Existing hotel, truck wash,

restaurants, storage yards and contractor yards surround the project site. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project as an existing automobile and truck travel center with proposed above ground fuel tanks additions meets the requirements of the Community Development: Commercial Retail (C-R) General Plan Land Use designation in that the site contains circulation facilities such as curbs, gutters and sidewalks (LU 29.7) and includes existing desert landscaping (WCVAP 1.1) such as palm trees. The proposed project meets all other applicable land use policies
2. **Circulation:** The proposed project has adequate circulation to the site with improved streets including Varner Road, which contains curbs, gutters, and sidewalks. Therefore, it is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within Areas of Flooding Sensitivity. Existing drainage areas and street improvements address flood impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is not housing and therefore is not subject to Housing Element Policies.
7. **Air Quality:** The existing travel center and proposed above ground fuel tanks meet all applicable Air Quality element policies as described in Item 6 (Air Quality) below.
8. **Healthy Communities:** The proposed project does not conflict with healthy communities land use policies including directing new growth to existing urbanized areas such as the existing automobile and truck travel center located along Varner Road (HC 2.1b) and due to increase in active transportation (HC 2.2b) such as walking and biking as result of the existing pedestrian sidewalk along Varner Road and requirement for bike rack with two (2) spaces (Condition of Approval 90.Planning.5-Install Bike Racks).

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

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

**D. Land Use Designation(s):** Commercial Retail (0.20 - 0.35 Floor Area Ratio)

- E. **Overlay(s), if any:** Not Applicable
- F. **Policy Area(s), if any:** Not Applicable

G. **Adjacent and Surrounding:** The project site is surrounded by properties which are designated Commercial Retail (CR) and Light Industrial (LI).

- 1. **Area Plan(s):** Western Coachella Valley Area Plan
- 2. **Foundation Component(s):** Community Development
- 3. **Land Use Designation(s):** Commercial Retail (C-R) (0.20 - 0.35 Floor Area Ratio) and Light Industrial (0.20 – 0.60 Floor Area Ratio)
- 4. **Overlay(s), if any:** Not Applicable
- 5. **Policy Area(s), if any:** Not Applicable

H. **Adopted Specific Plan Information**

- 1. **Name and Number of Specific Plan, if any:** Not Applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

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

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S), Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC)

III. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Land Use / Planning       | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Mineral Resources         | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Noise                     | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing      |   |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services           |   |
| <input type="checkbox"/> Hazards & Hazardous Materials  | <input type="checkbox"/> Recreation                |   |

IV. **DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document,

have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

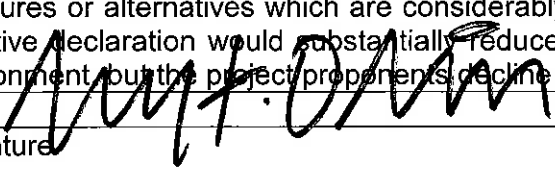
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

January 23, 2018

Date

Jay T. Olivas

For: Charissa Leach, P.E.

Assistant TLMA Director

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

- a) The project site is located along Varner Road adjacent to Interstate 10 in Thousand Palms which are not designated as scenic corridors. Therefore, no impacts are expected.
- b) The existing automobile and truck travel center with proposed above ground fuel tank additions is located within an existing commercial and industrial area, and will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes varied building elevations with majority of buildings are single-story up to 16-feet in height with fuel canopies up to 18-feet near the Varner Road entrance. The primary fuel tank additions are up to approximately 13-feet in height with steel catwalk platform and surrounded by chain link fencing within an approximate 3,300 square foot area in the central portion of the site. No additional project signage is proposed and the project will be required to maintain existing desert landscaping such as existing mature palm trees. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**2. Mt. Palomar Observatory**

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

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

a) The project site is located approximately 41.42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as Conditions of Approval (COA) in the Advisory Notification Document (AND) referenced as 10.Planning.9-Lighting Hooded/Directed and 10.Planning.19-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project consisting of an existing automobile and truck travel center with existing parking lot would not create a new light source, and any future sources of lighting are not anticipated to reach a significant level due to the size and scope of the project on 5.01 acres and existing development on site. Approximately 25 downcast low pressure sodium or equivalent light fixtures exist and no additional light poles are proposed. Lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts indicated by COA AND 10.Planning.9-Lighting Hooded/Directed. Existing desert landscaping including palm trees will also provide partial buffering including along Varner Road. Impacts would be less than significant.

b) Surrounding land uses include a commercial and industrial buildings and vacant land uses. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All existing and any future lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with COA AND 10.Planning. 9-Lighting Hooded/Directed. Outdoor lighting impacts are therefore considered less than significant.



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

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as farmland of "local importance," it is "urban-built up land". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD Significance Thresholds and Analysis

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2016 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designation of Commercial Retail (C-R), and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.

One of the main air pollution control strategies contained in the AQMP and the SCAG Regional Comprehensive Plan (RCP) Guidelines is the reduction of vehicle miles traveled (VMT) and the creation of more jobs-producing land uses to create a better jobs-to-housing balance and to reduce commute times and vehicles miles traveled. The proposed project is consistent with this goal, by creating job opportunities in an area in need of them along existing transportation corridors.

The proposed project site is located in an urban area of Interstate 10 and Varner Road, however the site is in close proximity to public transit service. Based on this information, the proposed project would not impair implementation of the AQMP, and would, therefore, have a less than significant impact on implementation of the AQMP.

- b) Minor air quality impacts would occur during business operations which the majority would come from vehicle trips to and from the automobile and truck travel center. Vehicle trips and the air quality emissions that are associated with them are anticipated to be less than significant due to the fact that the project is located within an area intended for commercial development with existing commercial zones, and is limited to approximately 5.01 acres and 16,000 square feet of total building area under PP No. 9439. It is therefore reasonable to assume that a portion of the customers will be already visiting the immediate area which is bordered by existing land uses such as commercial retail, industrial and vacant land. Additionally, the project is limited to approximately 20 automobile parking spaces and 63 truck spaces which average approximately 250 auto/truck trips per day. Furthermore, automobiles are required to be CA licensed and comply with smog standards further limiting impacts to air quality. Due to the relatively limited size of the land of 5.01 acres with existing building area and associated landscaping, PM10 dust control for any new site disturbance, air quality impacts would be minor both on a project and cumulative level. Impacts are therefore less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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state ambient air quality standard. Since the project is in compliance with the AQMP and both short-term and long-term emissions are below all applicable SCAQMD established regional and localized thresholds of significance, the project's cumulative impact to air quality is considered less than significant.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than the population at large. Sensitive receptors (and the facilities that house them) proximate to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. There are no sensitive receptors within one mile of the project site. Surrounding land uses include existing commercial and industrial uses and vacant land, which are not considered sensitive receptors; the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities. Therefore, impacts are less than significant.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. An automobile and truck travel center is not a sensitive receptor. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) During construction, vehicle and equipment exhaust would create odors. These odors would be short-term (i.e., temporary) and not likely to be noticeable beyond the project limits. The painting of buildings or the installation of asphalt surfaces may create odors. SCAQMD Rule 1113 outlines standards for paint applications, while Rule 1108 identifies standards regarding the application of asphalt. Adherence to the standards identified in these SCAQMD Rules would reduce temporary odor impacts to a less than significant level.

Land uses generally associated with long-term objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. The proposed project does not include uses that would generate long-term objectionable odors.

As previously noted, there are no sensitive receptors located within one mile of the project site. The project will not create objectionable odors affecting a substantial number of people. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

- a) The proposed project is within the area covered by the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP) but is not located within a Conservation Area A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed as 5.01 acre commercial lot. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project for new above ground tanks portion shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875, which is a standard requirement and does not qualify as mitigation pursuant to CEQA. For these reasons, the proposed project will have a less than significant impact.
- b) Based on the review conducted by the Environmental Programs Division (EPD), the project will not have a substantial adverse effect, either directly or through habitat modifications, on

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, impacts are considered less than significant.

- c) Based on the review conducted by EPD, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Therefore impacts are expected to be less than significant.
- d) The proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildlife corridors are anticipated.
- e) The project site does not contain riparian/riverine habitat due prior disturbance with dirt paths and overgrown desert weeds and limited dry vegetation. No impacts are expected.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act since there are no wetlands on the existing property. Therefore there is no impact.
- g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site. The project therefore does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred with the existing 5.01 acre land with paving and existing buildings and fuel canopies. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out to various local tribes on June 27, 2017. No request to consult was received regarding AB 52. The Twenty-Nine Palms Band of Mission Indians letter of June 27, 2017 indicated no tribal cultural resources on the project site and the Agua Caliente Band of Cahuilla Indians letter dated July 12, 2017 indicated no impact to cultural resources, therefore there was no further interest in the project. The project is not anticipated to alter or destroy any known archaeological site and no impacts are anticipated.

b) The proposed project is not expected to impact archaeological resources. If, however, during any ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA AND 10.Planning.14 – Unanticipated Resources). This is a standard condition of approval and does not constitute mitigation pursuant to CEQA. No impacts are expected.

c) No human remains have been discovered or are anticipated to be discovered at the project site. However, there may be a possibility, although unlikely, that the project's ground disturbing activities could expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. No impacts are anticipated.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within a fault or special studies zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is moderate at this site and the potential for seismically induced liquefaction is unlikely. The project site was previously graded with existing paving and desert landscaping. Compliance with California Building Code (CBC 2016) also addresses any potential liquefaction concerns during construction activities for the proposed above ground fuel storage tanks, and the bearing soil is non-expansive and falls within the "very low" expansion category. Therefore, are impacts are less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**12. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

- a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. Compliance with California Building Codes (CBC) 2016 requirements for any new structure additions such as the above ground fuel tanks pertaining to this development will mitigate the potential impact to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**13. Landslide Risk**

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

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

Findings of Fact:

- a) According to the County Geologist, landslides are not a potential hazard to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Ground Subsidence**

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the site is located in an area susceptible to potential subsidence in a moderate liquefaction area. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking due to depth of groundwater levels of greater than 50-feet, and since the proposed additions of the above ground fuel storage tanks are subject to the California Fire Codes and UL 2085 Protected Tank Standards. Impacts therefore would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The proposed project contains relatively flat topography on existing previously disturbed commercial lot of 5.01 acres, no new grading is proposed. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

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

17. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

- a) The project will not result in substantial soil erosion or loss of top soil since the 5.01 acre site has been fully disturbed with existing paving and relative flat topography intended for commercial development. The site also contains desert landscaping and drainage features such as easements and road improvements negating soil erosion. Furthermore, grading would be limited to 50 cubic yards or less. Therefore, impacts would be less than significant.
- b) The expansion potential of the onsite soils is considered low, no impacts are expected.
- c) The project site does not propose septic systems or alternative waste water disposal. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project is not near a river, stream, or lakebed and therefore will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. While the project site is within the overall Whitewater River Basin, there are no rivers in the vicinity of the project located in Thousand Palms. Therefore, there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project is anticipated to slightly increase water erosion, but the existing improved Varner Road and transportation-related improvements like curb gutters and sidewalks will prevent any impacts from rising to a level of significance. The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project site lies within a high wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of existing building improvements and proposed site improvements with above new ground fuel tanks which are not human occupancy structures and existing lighted automobile/truck parking area. Impacts would therefore be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**20. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Riverside County Climate Action Plan

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. Because of this small size of the proposed project, its contribution to GHG emissions is far below the 900-ton threshold and below 3,000 mega tons of carbon dioxide (MT CO<sub>2</sub>e) that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32 such as due to California Smog Requirements for most customers that use the existing 18 space automobile parking lot along with 63 existing truck parking spaces. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**21. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project does propose a use that would involve the transport, use, or disposal of hazardous material with fuel shipments to the existing and proposed addition of above ground and conversion of underground fuel tanks on the premises. The project contains six (6) existing underground fuel tanks with diesel, regular gasoline and premium gasoline totaling approximately 96,000 gallons and an above ground liquid petroleum propane tank of 1,000 gallons, with proposed addition of four (4) above ground fuel tanks totaling approximately 48,000 gallons. The site contains 24 existing fuel dispensers, no additional fuel dispensers are proposed. Less than significant impacts are expected due existing and proposed site improvements such as paving and fenced area with fuel injection shed, including compliance with building, health, and fire codes and recommended conditions of approval such as COA 80.Fire.1 Prior to Permit (Ord. 787).
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Flammable or explosive materials such as gasoline and diesel fuel are being shipped and stored in compliance with fuel storage requirements with local, state and federal requirements. Less than significant impacts are expected.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Less than significant impacts are expected.
- d) There are no existing or proposed schools within 1,000 feet the project site. The proposed project does propose the transportation of hazardous materials such as gasoline and diesel fuel in compliance with local, state, and federal requirements. Less than significant impacts are expected.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

- a) The project site is not located within an Airport Master Plan. There will be no impact.
- b) The project site is not located within an Airport Master Plan and did not require review by the Airport Land Use Commission. There will be no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. No impacts are anticipated.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Hazardous Fire Area**

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

- a) The project site within an urbanized area outside a high fire area as defined by County Ordinance No. 787. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**24. Water Quality Impacts**

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

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

c) Substantially deplete groundwater supplies or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a) The topography of the site is fully disturbed desert land previously improved with paving, buildings, and fuel canopies on 5.01 acres. The project would not substantially alter the existing drainage patterns of the project site since the project involves existing structures and site improvements constructed around 1987 and now proposes the addition of above ground fuel tanks within an area of approximately 3,300 square feet and the site contains existing drainage features such as road improvements along Varner Road, landscape planters and drainage easements to protect the site and downstream properties capable of infiltrating the 100-year 24 hour storm event. Therefore, impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. Existing water quality calculations are based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the existing BMP's incorporated. These BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA.
- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Additionally, plans for grading for more the 50 cubic yards of disturbance are required to be reviewed and approved by the County Department of Building and Safety. Therefore, there is less than significant impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project has the potential to contribute to additional polluted runoff water. However, due to the size of the project, the project will not exceed the capacity of planned storm water drainage systems with site improvements including existing landscaping areas, inlets, K-Rail concrete barriers, and easements capable of infiltrating the 100 year 24 hour storm event. Therefore, the impact is considered less than significant.
- e) The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.
- f) The project proposes fuel tank additions within Zone A0 on the Federal Flood Insurance rate maps, but is less than significant due to existing drainage inlets, curbs, K-Rail concrete barriers, and landscape areas to retain incremental increase of storm water runoff.
- g) The proposed project is not anticipated to substantially degrade water quality due to the existing water quality measures such as existing urban improvements including curbs, gutters, sidewalks located along Varner Road. Impacts would less than significant.
- h) The site contains drainage infrastructure. The proposed project does not include construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins). Existing BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**25. Floodplains**

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone"; Coachella Valley Water District Letter dated July 3, 2017

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

- a) The project will not substantially alter the existing drainage pattern for the area due to existing drainage improvements including drainage areas, easements, and landscaping capable of infiltrating the 100 year 24 hour storm event in order to prevent flooding to downstream properties. The project lies in the area of the Whitewater River Basin and is designated Zone A0, depth 1-foot on the Federal Flood Insurance rate maps. Flood protection measures shall include constructing erosion measures for the tank foundation and allowing reasonable conveyance of off-site flow through the property. With these measures impacts are therefore considered less than significant.
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing drainage improvements largely consisting of inlets, drainage retention and easement areas. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to existing drainage improvements such as retention and drainage areas. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Impacts are considered less than significant.
- d) There is no nearby surface water body, and therefore the proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**26. Land Use**

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

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

**Source:** Riverside County General Plan, GIS database, Project Application Materials

**Findings of Fact:**

- a. The project would result in an alteration of the present land use of the area since four above ground fuel tanks are proposed within an area of approximately 3,300 square feet with conversion of two (2) existing underground fuel tanks at an existing automobile and truck travel center with existing convenience store with gasoline/diesel fuel station open 24-hours. The proposed project will maintain consistency with the objectives of Type 20 – Off-Sale beer and wine ABC licensing requirements for the existing convenience store. Per email communication with the California Alcoholic Beverage Control Board (ABC) dated December 20, 2017, a Public Necessity and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Convenience finding is not required since existing license is valid and no change to existing alcohol sales is proposed.

The subject land is located within an existing commercial and industrial area intended for such development since land uses and modification to land uses can be permitted with an approved Conditional Use Permit. The project would be consistent with the subject land since the land is currently designated Commercial Retail (C-R), and areas with a Land Use Designation of C-R are generally envisioned for such commercial retail related uses. This project is substantially similar to one that the County approved in 1987 under PP 9439 which was constructed as part of an overall commercial center including fast food restaurant and hotel. Therefore, impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.

- b. The project is located within the Sphere of Influence (SOI) of the City of Cathedral City. Project information was forwarded to the City of Cathedral City. The City's email communication of September 26, 2017 indicated no comment. The project was also presented for informational purposes to the Thousand Palm Community Council on September 28, 2017 including comments to ensure safety code compliance. Impacts would therefore be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**27. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a, b) The project will be consistent with the site's existing Scenic Highway Commercial (C-P-S) zone due to the proposed fuel tank additions at existing automobile and truck travel center with convenience store with fuel sales and beer and wine sales which is specifically listed as permitted use with an approved conditional use permit. The proposed project complies with development standards of the existing and proposed C-P-S zone with no minimum lot area requirement and compliance with minimum setbacks and height limits with structures less than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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35 feet in height. The project is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S), Industrial Park (I-P), and Manufacturing Service Commercial (M-SC). The project would buffer adjacent zones with existing perimeter treatment, hooded lighting, and focused landscaping. The property of 5.01 acres would include 63 truck parking spaces in accordance with Condition of Approval 90.PLANNING.9–Existing Parking Paving Material. Therefore, impacts would be less than significant.

c-d) The proposal will be conditionally compatible with existing and surrounding land uses including commercial buildings, industrial buildings, which have been constructed and are operating in the project vicinity, which project includes buffering and perimeter treatment such as chain link fencing along the westerly property line adjacent to Interstate 10 for safety purposes. Therefore, impacts would be less than significant.

e) The project area is compatible with the project’s proposed use, and therefore the project will not disrupt or divide the physical arrangement of an established community. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**28. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are commercial, industrial buildings, and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
 C - Generally Unacceptable              D - Land Use Discouraged

**29. Airport Noise**

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

NA     A     B     C     D

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

NA     A     B     C     D

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

Findings of Fact:

- a) The project site is not located within two miles of a public use airport that would expose people using the project to airport noise. No impacts are anticipated.
- b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Railroad Noise**

NA     A     B     C     D                

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed project is located within immediate vicinity of an existing rail road, and there would no impact due to commercial nature of the project and from compliance with applicable health, fire, and building code requirements.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**31. Highway Noise**

NA  A  B  C  D

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:** The proposed project is located adjacent to Interstate 10, but there would no impact due to commercial nature of the project including compliance with uniform building codes.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**32. Other Noise**

NA  A  B  C  D

**Source:** Project Application Materials, GIS database

**Findings of Fact:** The project is not affected by other noise impacts. There will be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**33. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact:

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development for above ground fuel tanks at existing travel center will not substantially increase ambient noise levels due to existing traffic noise along Varner Road and Interstate 10. Therefore, impacts are less than significant.
- b) The proposed project may create a short-term temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during project site disturbance from construction equipment. However, the project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (COA’s 10.Planning.11 – Exterior Noise Levels). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**PALEONTOLOGICAL RESOURCES**

**34. Paleontological Resources**

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

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

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. However, should fossil remains be encountered, all site earthmoving shall be ceased, the County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist (COA 10.Planning.13 – Low Paleo). This is a standard requirement for all projects that may involve grading or ground disturbance and therefore does not qualify as mitigation pursuant to CEQA. No impacts are anticipated.

Mitigation: No mitigation measures are required.

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

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

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

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

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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

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

Findings of Fact:

- a) The proposed project will not displace any existing residences due to the commercial nature of the project. No impacts are expected.
- b) The proposed project would create a slightly increased demand for additional housing due to the commercial nature of the project with approximately 30 permanent employees and 15 temporary construction workers as result of the fuel tank additions. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site with existing housing units located in the surrounding area such as Thousand Palms, City of Palm Desert, and City of Cathedral City. Because the increase is so small, there will be no impact.
- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere due to commercial nature of the project. Therefore, there is no impact.
- d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.
- e) The project would add a new business expansion with up to approximately 30 permanent employees and 15 temporary construction jobs. This population increase will not exceed official regional or local population projections and be less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not induce substantial population growth in an area since the business would be for minor equipment additions with up to approximately 15 temporary construction workers. Impacts from the addition of approximately 15 temporary workers would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The existing travel center and proposed fuel tanks additions will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along Varner Road with minimum 24-foot wide driveway entrances. Fire protection improvements such as maintaining minimum required fuel tank standards (COA's 80.Fire.2 – Prior to Permit) shall also be required.

Furthermore, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not Fire Services' ability to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will slightly increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

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

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**38. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

The Palm Springs Unified School District provides public education services for the project area. The applicant is anticipated to be required to pay school fees due to minor additions (COA 80.Planning.4 - School Fees). Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**39. Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**40. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project proposes approximately 15 temporary construction workers who could potentially work at the project site to construct additional fuel tanks. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**RECREATION**

**41. Parks and Recreation**

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

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing commercial retail area. Therefore, there is no impact.
- b) Due to the relatively small size of the 5.01 acre site which allows commercial retail land uses, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time due to subdivision which does not generate habitable dwelling parcels. Thus, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riverside County General Plan

Findings of Fact: The General Plan does identify a Class I Bikeway/Regional Trail along Varner Road, however, no impacts are anticipated since there is no existing trail easement requirements or trail connections that are required for the project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project to add four above ground fuel tanks will slightly increase vehicular traffic on the surrounding streets including Ramon Road and Varner Road (128' right-of-way) within existing commercial and industrial area of Thousand Palms. However, the Transportation Department did not require a traffic study due to existing streets with curb, gutter, street lights, and sidewalk improvements already built in conformance with the General Plan. The project does not require ROW dedications or improvements along Varner Road (COAs AND 10.Trans.3 & 4-No Additional ROW Dedications or Road Improvements). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional fuel tanks do not require additional parking requirements since the site contains 20 existing parking spaces with ADA spaces and approximately 63 truck spaces. Nor will the project conflict with any County policy regarding mass transit. TUMF mitigation fees may be required, which is a standard

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirement that does not qualify as mitigation pursuant to CEQA. Impacts are considered less than significant.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of approximately 20 automobile spaces and 63 truck spaces. With approximate total building square footage of 7,000 square feet at existing convenience store, and one (1) parking spaces required for every 200 square feet, a minimum of 20 spaces shall be required, and 20 spaces are provided including additional fuel island parking in compliance with minimum parking (COA 90.PLANNING.9 Existing Parking Paving Material). Existing perimeter chain link fence with K-Rail concrete barriers also provides pedestrian safety to adjacent Interstate 10 along the westerly property line. The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.

c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks or alter waterborne or rail traffic patterns. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The project may cause a slight increase in the population of the area, thus creating an increase in road maintenance responsibility. TUMF fees assist in offsetting the increased cost of road related maintenance. Therefore, there is a less than significant impact.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact: General Plan does identify a Class I Bikeway/Regional Trail along Varner Road, however, no impacts are anticipated since there is no existing trail easement requirements or trail connections that are required for the project.

Mitigation: No mitigation measures are required.

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

**TRIBAL CULTURAL RESOURCES** Would the project

**45. Tribal Cultural Resources**

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Project Application Materials

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to local tribes on June 27, 2017. No request to consult was received regarding AB 52. The Twenty-Nine Palms Band of Mission Indians letter of June 27, 2017 indicated no tribal cultural resources on the project site and the Agua Caliente Band of Cahuilla Indians letter dated July 12, 2017 indicated no impact to cultural resources, therefore there was no further interest in the project. There are no known physical tribal cultural resources at the project site, and any new ground disturbing activities are limited to approximately 3,300 square feet with elevated pad for the fuel tank additions, with less than 50 cubic yards of any potential disturbance. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Coachella Valley Water District correspondence and Department of Environmental Health Review

- a) The proposed project is served by the Coachella Valley Water District (CVWD) for domestic water at the existing automobile and truck travel center, and would not result in the expansion of existing domestic water lines, excepting for fire protection water connections as required, as the result of the fuel tank additions on 3,300 square foot pad. The site contains existing desert landscape irrigation. Impacts would be less than significant.
- b) Based on review by CVWD and by Environmental Health Department, it is anticipated that the project will have sufficient water supplies available for the project including maintaining the existing desert landscaping which will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>47. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review; Coachella Valley Water District correspondence

Findings of Fact:

- a) The proposed project is served by the Coachella Valley Water District (CVWD) for sanitation service and would not result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of the proposed fuel tank additions. No RV dump stations are present on the project site. Less than significant impacts are anticipated.
- b) The proposed project is anticipated to have adequate wastewater treatment capacity to serve the proposed minor expansion with four additional fuel tanks due to existing sewer lines located along Warner Road as indicated by CVWD correspondence dated July 3, 2017. Less than significant impacts are anticipated.

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

Monitoring: No monitoring measures are required.

**48. Solid Waste**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will generate less than significant trash waste due to proposed fuel tank additions with existing waste disposal and refuse dumpsters. Additionally, adequate disposal facilities and services are located on the project site subject to review and approval by County Waste Resources Department with required Waste Recycling Plan (WRP) as indicated by COAs such as 90.Waste.1- Waste Reporting Form and 90.Waste.2- Recycling Collection Area which includes disposal by local waste hauler. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Utilities**

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

a) Electricity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Other governmental services?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will be required to maintain existing utility services in the form of electricity, natural gas, and telecommunications which are available at the



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced. Therefore, there will be a less than significant level of impact.

d) The project would use existing storm water drainage facilities including curbs, gutters already in place along Varner Road and nearby Ramon Road to be maintained by County Transportation Department with less than significant impacts

e) Existing street lights are located along Varner Road. Electricity is available at the project site and existing lines will be connected with new wiring to the proposed fuel tanks. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This impact is considered less than significant.

g) The project will not require additional government services. No impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**50. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project would result in four (4) above ground fuel tanks with conversion of two underground tanks from diesel to gasoline. This land use would primarily increase electrical usage at a minor level. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. As such, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**OTHER**

51. Other: N/A

Source: Staff review

Findings of Fact: Not Applicable

Mitigation: Not Applicable

Monitoring: Not Applicable

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

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

53. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 5.01 acre site for proposed above ground fuel tank additions and conversion of two (2) existing underground fuel tanks. The site is surrounded by existing commercial and industrial development and would largely serve traffic and customers who would normally visit this area even without the fuel tank additions. Future development in the immediate vicinity is considered to be limited due to the existing urban development and improvements near the intersection of Varner Road and Ramon Boulevard adjacent to Interstate 10.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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So impacts as result of the proposed project as in-fill development with additional fuel tanks on a pad area of approximately 3,300 square feet.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including minor traffic increase which would use existing adjoining streets which are improved and existing landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the automobiles and trucks that access the property with 20 automobile parking spaces and 63 truck spaces with existing fuel island parking, and would not be cumulatively considerable. Therefore, impacts are less than significant.

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

Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: PP 9439  
 Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
 4080 Lemon Street, 12th Floor  
 Riverside, CA 92505

**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 2/16/2018 1:18 PM  
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**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez  
Agency Director*



02/16/18, 1:26 pm

CUP03774

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP03774. 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 - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

- Exhibit A (Site Plan), dated June 26, 2017.
- Exhibit B (Elevations), dated June 26, 2017.
- Exhibit C (Floor Plans), dated June 26, 2017.

Advisory Notification. 2      **AND - Project Description & Operational Limits**

Conditional Use Permit (CUP) No. 3774 proposes to re-entitle an existing automobile and truck travel center previously approved under Plot Plan No. 9439 and to entitle multiple newly proposed uses described below. The automobile and truck travel center includes an approximate 9,000-square-foot convenience store building up to 16-feet in height; vehicle and truck fuel sales with two (2) fuel canopies up to 18 feet in height totaling approximately 7,000 square feet with approximately 13 fuel islands with 24 fuel dispensers; a 1,000 gallon above-ground liquid petroleum propane tank; 20 automobile parking spaces, two (2) ADA spaces, and 63 truck parking spaces; a truck scale; and alcoholic beverage sales of beer and wine for off-premises consumption. CUP No. 3774 also proposes the following new uses: (1) installation of a 12,000 gallon bio-diesel above-ground storage tank (AST) and three (3) 12,000-gallon above-ground AST diesel tanks up to approximately 13 feet in overall height with associated piping. CUP No. 3774 also proposes a chain link fence enclosure and fuel injection shed associated with the ASTs. CUP No. 3774 also proposes the conversion of three (3) existing underground diesel tanks to gasoline tanks. CUP No. 3774 replaces Plot Plan No. 9439 for APN 650-090-026 only. Plot Plan No. 9439 shall remain valid for the existing hotel and fast food restaurant located on adjoining APNs 650-090-027 and 650-090-025, which are both under separate ownership and are not part of proposed CUP No. 3774.

**BS-Grade**

BS-Grade. 1      0010-BS-Grade-USE - DISTURBS NEED G/PMT

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 1                      0010-BS-Grade-USE - DISTURBS NEED G/PMT (cont.)  
Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

BS-Grade. 2                      0010-BS-Grade-USE - GENERAL INTRODUCTION

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

BS-Grade. 3                      0010-BS-Grade-USE - OBEY ALL GDG REGS

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

### BS-Plan Check

BS-Plan Check. 1                      0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

#### ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.
- 4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

- 1.Connect to all building(s).
- 2.Connect to all accessible parking loading/unloading areas.
- 3.Connect to accessible sanitary facilities.
- 4.Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

BS-Plan Check. 1                    0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS  
(cont.)

reviewed during the building plan review.

#### ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

The existing ADA ramp shown on site plan the extends into the parking area is prohibited and will need to be addressed.

#### PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

Riverside County Building & Safety  
(951) 955-1440

### Planning

Planning. 1                    0010-Planning-USE - 90 DAYS TO PROTEST

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

Planning. 2                    0010-Planning-USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit, a) is found to be in violation of

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 2                                    0010-Planning-USE - CAUSES FOR REVOCATION  
(cont.)

the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 3                                    0010-Planning-USE - CEASED OPERATIONS

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

Planning. 4                                    0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 5                                    0010-Planning-USE - EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 6                                    0010-Planning-USE - FEES FOR REVIEW

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

Planning. 7                                    0010-Planning-USE - IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes: Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 7                      0010-Planning-USE - IF HUMAN REMAINS FOUND (cont.)

within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

"The nondestructive removal and analysis of human remains and items associated with Native American human remains. "Preservation of Native American human remains and associated items in place. "Relinquishment of Native American human remains and associated items to the descendants for treatment. "Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

"Record the site with the commission or the appropriate Information Center. "Utilize an open-space or conservation zoning designation or easement. "Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section.

#### Planning. 8                      0010-Planning-USE - LAND DIVISION REQUIRED

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



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 8                                      0010-Planning-USE - LAND DIVISION REQUIRED (cont.)  
any other pertinent ordinance.

Planning. 9                                      0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 10                                    0010-Planning-USE - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference,

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 10                                    0010-Planning-USE - LOW PALEO (cont.)  
be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Planning. 11                                    0010-Planning-USE - MAINTAIN LICENSING

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

Planning. 12                                    0010-Planning-USE - NO OUTDOOR ADVERTISING

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

Planning. 13                                    0010-Planning-USE - SITE MAINTENANCE

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

Planning. 14                                    0010-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15                      0010-Planning-USE\*- LIMIT ON SIGNAGE (cont.)

Planning. 15                      0010-Planning-USE\*- LIMIT ON SIGNAGE

Signage for this project shall be limited to the signage previously approved under related Variance Case No. 1484. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 16                      0010-Planning-USE\*- VOID RELATED PROJECT

Any approval for use of or development on this property that was made pursuant to PP9439 for APN 650090026 shall become null and void upon final approval of CUP 3774 by the County of Riverside.

Planning. 17                      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 the CONDITIONAL USE PERMIT; 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 the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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 claim, action or proceeding, 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.

Planning. 18                      Gen - ABC20 OFF SALE BEER/WINE

OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.

Planning. 19                      Gen - Mt. Palomar Lighting Area

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 19                                      Gen - Mt. Palomar Lighting Area (cont.)  
 Within the Mt. Palomar Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead lighting with shields or cutoff luminaires, shall be utilized.

Planning. 20                                      Gen - Undeveloped Void Date

Notwithstanding any other condition of approval herein, this permit shall become null and void on July 1, 2023, as it applies to any undeveloped portion or any undeveloped phase(s) of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

### Transportation

Transportation. 1                                0010-Transportation-USE - COUNTY WEBSITE

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

Transportation. 2                                0010-Transportation-USE - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Varner Road at this time since adequate right-of-way exists.

Transportation. 3                                0010-Transportation-USE - NO ADD'L ROAD IMPRVMENTS

No additional road improvements will be required at this time along Varner Road due to existing improvements.

Transportation. 4                                0010-Transportation-USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with 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. This ordinance 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.

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1            0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

#### Waste Resources. 2            0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

#### Waste Resources. 3            0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

Waste Resources. 3            0010-Waste Resources-USE - HAZARDOUS MATERIALS (cont.)

Division.

Waste Resources. 4            0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: CUP03774

Parcel: 650090026

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-USE - FEE STATUS                      Not Satisfied

Prior to the issuance of grading permits for Conditional Use Permit No. 3774, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-USE-NO GRADING VERIFICATION                      Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

E Health

080 - E Health. 1                      0080-E Health-USE - HAZMAT TANKS                      Not Satisfied

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the modification of the underground storage tank (UST) system. There is a construction fee based on the number of UST's modified. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy. Call EH Haz Mat at (760) 863-8976 with any questions.

Fire

080 - Fire. 1                      Prior to permit                      Not Satisfied

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

080 - Fire. 2                      Prior to permit                      Not Satisfied

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

080 - Fire. 3                      Prior to permit                      Not Satisfied

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, 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.

Planning

080 - Planning. 1                      0080-Planning-USE - CONFORM TO ELEVATIONS                      Not Satisfied

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

080 - Planning. 2                      0080-Planning-USE - CONFORM TO FLOOR PLANS                      Not Satisfied

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

080 - Planning. 3                      0080-Planning-USE - 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.

Plan: CUP03774

Parcel: 650090026

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4                      0080-Planning-USE - SCHOOL MITIGATION                      Not Satisfied

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 5                      Gen - CC&R RECIPROCAL EASEMENT                      Not Satisfied

The permit holder shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the permit holder shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the permit holder to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number; 2. A signed and notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and 4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel. The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress parking between properties known as Assessor's Parcel Numbers 650-090-025, 650-090-026, and 650-090-027, and (c) contain the following provision verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply: This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to this Grant of Reciprocal Easement." Once approved by the Office of the County Counsel, the grant of reciprocal easement document shall be recorded by the permit holder. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the permit holder shall submit two (2) copies of the recorded Grant of Reciprocal Easement document to the Planning Department for verification and placement in the case file.

Transportation

080 - Transportation. 1                      0080-Transportation-USE - TUMF                      Not Satisfied

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

Waste Resources

080 - Waste Resources. 1                      0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN                      Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2                      0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP)                      Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and



Plan: CUP03774

Parcel: 650090026

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2                      0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) (cont.                      Not Satisfied  
Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D  
recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste  
disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1                                      0090-E Health-USE - HAZMAT BUS PLAN                                      Not Satisfied

Since there is a significant increase/change in chemical inventory, facility will require an updated business  
emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any  
acutely hazardous materials or extremely hazardous substances. Call EH HazMat at (760) 863-8976 with any  
questions.

090 - E Health. 2                                      0090-E Health-USE- HAZMAT AST APSA PERMIT                                      Not Satisfied

This plan states that Petroleum Products will be stored in quantities in Above ground Petroleum Storage Act (APSA)  
permit is required from the local CUPA agency. An SPCC plan will be required applicable to the facilities level of  
storage. Call EH HazMat at (760) 863-8976 with any questions.

Planning

090 - Planning. 1                                      0090-Planning-USE - EXISTING STRUCTURES                                      Not Satisfied

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

090 - Planning. 2                                      0090-Planning-USE - FEE STATUS                                      Not Satisfied

Prior to final building inspection for Conditional Use Permit No. 3774, the Planning Department shall determine the  
status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding  
balance.

090 - Planning. 3                                      0090-Planning-USE - LIGHTING PLAN COMPLY                                      Not Satisfied

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

090 - Planning. 4                                      0090-Planning-USE - ROOF EQUIPMENT SHIELDING                                      Not Satisfied

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

090 - Planning. 5                                      0090-Planning-USE\* - ORD NO. 659 (DIF)                                      Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall  
comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee  
set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations  
and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to  
address the direct and cumulative environmental effects generated by new development project described and defined  
in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area,"  
as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way  
to the limits of the project development. The Project Area for Conditional Use Permit No. 3774 has been calculated  
to be 0.10 net acres.

Plan: CUP03774

Parcel: 650090026

90. Prior to Building Final Inspection

Planning

090 - Planning. 5                      0090-Planning-USE\* - ORD NO. 659 (DIF) (cont.)                      Not Satisfied

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6                      0090-Planning-USE\*- ACCESSIBLE PARKING                      Not Satisfied

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

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

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. 7                      0090-Planning-USE\*- INSTALL BIKE RACKS                      Not Satisfied

A bicycle rack with a minimum of two (2) bicycle spaces shall be provided in convenient location to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 8                      0090-Planning-USE\*- ORD 875 CVMSHCP FEE (2)                      Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 3774 is calculated to be 0.10 net acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 9                      0090-Planning-USE\*- PARKING PAVING MATERIAL                      Not Satisfied

A minimum of 20 existing automobile parking spaces and 63 existing truck spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The existing parking area shall be maintained with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 10                      0090-Planning-USE\*- TRASH ENCLOSURES                      Not Satisfied

Trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 11                      Gen - RECORD RECIPROCAL ACCESS                      Not Satisfied

Plan: CUP03774

Parcel: 650090026

90. Prior to Building Final Inspection

Planning

090 - Planning. 11                      Gen - RECORD RECIPROCAL ACCESS (cont.)                      Not Satisfied

Prior to final inspection, the applicant shall record reciprocal access easement between Assessor's Parcel Numbers 650-090-025, 650-090-026, and 650-090-027.

Waste Resources

090 - Waste Resources. 1                      0090-Waste Resources-USE - RECYCLNG COLLECTION AREA                      Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2                      0090-Waste Resources-USE - WASTE REPORTING FORM                      Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



# COACHELLA VALLEY WATER DISTRICT

*Established in 1918 as a public agency*

GENERAL MANAGER  
Jim Barrett

ASSISTANT GENERAL MANAGER  
Robert Cheng

July 3, 2017

Jay Olivas  
Riverside County Planning Department  
77-588 El Duna Court, Suite H  
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Conditional Use Permit No. 3774, Pilot Travel Center APN 650-090-026

Prior to issuance of grading permits for Conditional Use Permit No. 3774, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a tank elevation at or above the flood depth, constructing erosion protection for the tank foundation and allowing reasonable conveyance of off-site flow through the property.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps, which are in effect at this time.

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.


Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

CVWD requires any business having the potential of discharging grease into a public sewer to install a grease interceptor, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the grease interceptor will be determined and approved by CVWD prior to installation. Installation of the interceptor will be inspected and subject to approval by CVWD.

Jay Olivas  
Riverside County Planning Department  
July 3, 2017  
Page 2

If you have any questions please call Tommy Fowlkes, Development Services Supervisor at (760) 398-2651, extension 3535.

Sincerely,



Carrie Oliphant  
Assistant Director of Engineering

cc: Majeed Farshad  
Riverside County Department of Transportation  
77-588 El Duna Street, Suite H, Palm Desert, CA 92211

Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor, Riverside, CA 92501

Mark Abbott  
Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Protection and Oversight Division  
47-950 Arabia Street, Suite A, Indio, CA 92201

Travis P. Vincent  
Core States Group  
4240 East Jarupa Street, Suite 402  
Ontario, CA 91761

RM: jl/eng/ds/2017/jul/DRL PZ 17-8120 Pilot Travel Center.docx  
File: 0163.1, 0421.1, 0721.1, 1150.11  
Geo: 040618-3  
PZ: 17-8120



## Olivas, Jay

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**From:** Cooper, Patricia  
**Sent:** Monday, October 02, 2017 8:57 AM  
**To:** Olivas, Jay; Rangel, Charles  
**Cc:** Baez, Ken  
**Subject:** RE: CUP 3774 Flying J Truck Stop Thousand Palms CC Agenda?

The council had 3 members in attendance. Lots of questions about the safety of the fuel tanks: what if someone blew them up as in terrorist, what if someone lit a fire, can the tanks be accessed, what if a car crash occurred from the freeway, etc....

**The project had 2 yes votes and 1 no vote.** It was mentioned that perhaps Travis could come back with someone from Fire/Sheriff's to confirm that the project is a safe project. CHP officer that was there gave his support, said very common now days to have above ground fuel tanks and they do at the CHP office.

Patricia Cooper | Deputy Chief of Staff  
**Riverside County Supervisor V. Manuel Perez**  
73-710 Fred Waring Drive, Suite 222  
Palm Desert, CA 92260-2574 | (760) 863-8211  
[www.Rivco4.org](http://www.Rivco4.org)

▣ Scheduling requests may be directed to: [schedule4@rivco.org](mailto:schedule4@rivco.org)



**From:** Cooper, Patricia  
**Sent:** Friday, September 22, 2017 2:51 PM  
**To:** Olivas, Jay <JOLIVAS@RIVCO.ORG>; Rangel, Charles <chrangel@RIVCO.ORG>  
**Cc:** Baez, Ken <KBAEZ@RIVCO.ORG>  
**Subject:** RE: CUP 3774 Flying J Truck Stop Thousand Palms CC Agenda?

Yeah, I already let Travis know he needed to come and do a presentation and get an approval. Please maybe send him a reminder that the meeting will occur next Thursday/28th at 6pm. I read the LDC notes and your notes that we wanted to let the public know and be okay with fuel tanks being relocated. So I have put it on the agenda as an action item for approval.

Thank you,

Patricia Cooper | Deputy Chief of Staff  
**Riverside County Supervisor V. Manuel Perez**  
73-710 Fred Waring Drive, Suite 222  
Palm Desert, CA 92260-2574 | (760) 863-8211  
[www.Rivco4.org](http://www.Rivco4.org)

▣ Scheduling requests may be directed to: [schedule4@rivco.org](mailto:schedule4@rivco.org)

**Olivas, Jay**

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**From:** Green, Graciela@ABC <Graciela.Green@ABC.ca.gov>  
**Sent:** Wednesday, December 20, 2017 1:55 PM  
**To:** Olivas, Jay  
**Subject:** RE: Pilot Thousand Palms ABC

Good afternoon Mr. Olivas,

Thank you again for the information. I will place a copy of your email in the licensee's file.

If you have any questions, please feel free to contact me at 760-324-4063, or via email at [graciela.green@abca.gov](mailto:graciela.green@abca.gov).

Thank you and have a wonderful day.

*I will be on vacation starting December 25, 2017.*

*I'll be back January 2, 2018.*



*Graciela Green, Licensing Representative  
Department of Alcoholic Beverage Control  
Palm Desert Office  
34160 Gateway Dr., Ste 120  
Palm Desert, CA 92211  
760-324-4063  
Fax 760-324-2632*

---

**From:** Olivas, Jay [mailto:JOLIVAS@RIVCO.ORG]  
**Sent:** Wednesday, December 20, 2017 1:31 PM  
**To:** Green, Graciela@ABC  
**Subject:** RE: Pilot Thousand Palms ABC

Will assume no PCN required since existing ABC license and no change proposed to the beer and wine sales, thanks



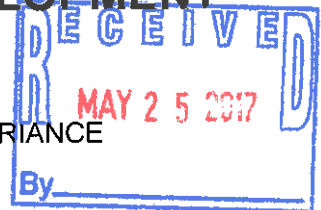
# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT       TEMPORARY USE PERMIT  
 REVISED PERMIT      Original Case No.           COP03774



*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Travis P. Vincent

Contact Person: Travis P. Vincent                      E-Mail: tvincent@core-eng.com

Mailing Address: 4240 East Jurupa Street, Suite 402

Ontario                      CA                      91761  
City                      State                      ZIP

Daytime Phone No: (909) 467-8940                      Fax No: ( )

Engineer/Representative Name: Travis P. Vincent / Core States Group

Contact Person: Travis P. Vincent                      E-Mail: tvincent@core-eng.com

Mailing Address: 4240 East Jurupa Street, Suite 402

Ontario                      CA                      91761  
City                      State                      ZIP

Daytime Phone No: (909) 467-8940                      Fax No: ( )

Property Owner Name: Pilot, Flying J

Contact Person: Jerrod Herron                      E-Mail: jerrod.herron@pilottravelcenters.com

Mailing Address: 5508 Lonas Drive

Knoxville                      TN                      37909  
City                      State                      ZIP

Daytime Phone No: (865) 474-2857                      Fax No: (865) 297-1350

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*




**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

_____ Jerrod Herron <u>PRINTED NAME OF PROPERTY OWNER(S)</u>	_____  <u>SIGNATURE OF PROPERTY OWNER(S)</u>
_____ <u>PRINTED NAME OF PROPERTY OWNER(S)</u>	_____ <u>SIGNATURE OF PROPERTY OWNER(S)</u>

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 650090026

Approximate Gross Acreage: 5.01

General location (nearby or cross streets): North of Ramon Road, South of Bob Hope Drive, East of Interstate 10, West of Varner Road

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

The project includes installation of one 12,000 gallon bio-diesel above ground storage tank (AST) and three 12,000 gallon AST diesel tanks. Associated piping will be installed. The existing convenience store sells beer and wine and this application is to bring this use under current C.U.P.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 22. Gasoline service station with beer and wine sales for off premises consumption.

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1		16'	1	Convenience Store Building	<input type="checkbox"/>	
2		18'	0	Canopy	<input type="checkbox"/>	
3		18'	0	Canopy	<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	3,251	Above Ground Storage Tanks and Pumps
2		
3		
4		
5		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

There are no related cases in conjunction with this Application.

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). case#159806 latest  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a signed copy(ies): PER DIRECTION BY KEN BAEZ, THIS PROJECT IS TO BE SUBMITTED WITHOUT A SWQMP.

Is the project 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

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Travis P. Vincent

Address: 4240 East Jurupa Street suite 402 Ontario, CA 91761

Phone number: (909) 467-8940

Address of site (street name and number if available, and ZIP Code): 72235 Varner Rd, 92276

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: PM 144/78, 650-090-026-4

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**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

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) *Jerrold Herron* Date 5-17-17

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

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**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016



To: Riverside County Planning Department

RE: Flying J #765 Thousand Palms, CA Business Plan

Flying J #765 located at 72235 Varner Rd. in Thousand Palms, CA 92276 will continue operations as they are currently with the addition of the biodiesel blend system and the above ground storage tanks for diesel fuel. This project is not a change in use or operations. The Travel Plaza will remain open 24 hours per day as it is currently. The employee count will remain the same at 30. The plaza will continue to sell beer and the ABC permit is attached. Traffic and customer counts will not increase due to this project. Please accept this letter as the business plan for the Flying J #765.

Sincerely,

A handwritten signature in black ink, appearing to read "JH", with a long horizontal line extending to the right.

Jerrod Herron  
Project Manager  
Pilot Flying J  
865-474-2857

Pilot Travel Centers LLC  
6508 Lonas Drive  
Knoxville, TN, 37909  
1-800-962-6210

STATE OF CALIFORNIA  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
ALCOHOLIC BEVERAGE LICENSE

OFF-SALE BEER AND WINE

VALID FROM

Feb 01, 2017

PILOT TRAVEL CENTERS LLC  
PO BOX 10146 TAX DEPT  
KNOXVILLE, TN 37939

EXPIRES

Jan 31, 2018

TYPE NUMBER DUP

20 509444

AREA CODE

3300 08

RENEWAL

BUSINESS ADDRESS  
(IF DIFFERENT)

DBA: PILOT TRAVEL CENTER 765  
72235 VARNER RD  
THOUSAND PALMS, CA 92276-3342

CONDITIONS

OWNERS: PILOT TRAVEL CENTERS LLC

7



**IMPORTANT INFORMATION**

**EFFECTIVE PERIOD:** This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/datport/LQSMMenu.html>.

**RENEWAL NOTICES:** Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

**RENEWAL DATES:** It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

**RENEWAL PAYMENTS:** Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. "renewal") must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

**SEASONAL LICENSES:** It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

**POSTING:** Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

**CONDITIONS:** A copy of all applicable conditions must be kept on premises.

**LICENSEE NAME:** Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

**DBA:** If you change your business name please notify your local ABC office.

If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

**NOTE:** CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.



# RIVERSIDE COUNTY

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## PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 27, 2017

Agua Caliente Band of Cahuilla Indians  
Pattie Garcia-Plotkin, THPO  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by July 26, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3774** - EA43027 – Applicant: CFJ Plaza Co. (Attn: Travis P. Vincent) – Eng/Rep: 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, PP09439R1, PP09439R2, PP09439R3, CUP03672 (withdrawn).

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



Email CC: Jay Olivas, [jolivas@rivco.org](mailto:jolivas@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

## PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 27, 2017

Cabazon Band of Mission Indians  
Jacquelyn Barnum  
84-245 Indio Springs Parkway  
Indio, CA 92203

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 27, 2017

Cahuilla Band of Indians  
Anthony Madrigal  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

June 27, 2017

Colorado River Indian Tribes (CRIT)  
David Harper, Director  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)**

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Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

June 27, 2017

Morongo Cultural Heritage Program  
Ray Huaute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 27, 2017

Quechan Indian Nation  
Arlene Kingery, THPO  
P.O. Box 1899  
Yuma Ariz. 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by July 26, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3774** - EA43027 – Applicant: CFJ Plaza Co. (Attn: Travis P. Vincent) – Eng/Rep: 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, PP09439R1, PP09439R2, PP09439R3, CUP03672 (withdrawn).

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

Email CC: Jay Olivas, [jolivas@rivco.org](mailto:jolivas@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 27, 2017

Soboba Band of Luiseño Indians  
Joseph Ontiveros, Cultural Resource Director  
P.O. BOX 487  
San Jacinto, CA 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)**

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PLANNING DEPARTMENT

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

June 27, 2017

Michael Mirelez, Cultural resource Coordinator  
Torres Martinez Desert Cahuilla Indians  
P.O. Box 1160 Thermal, CA 92274

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

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Email CC: Jay Olivas, [jolivas@rivco.org](mailto:jolivas@rivco.org)  
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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 27, 2017

Twenty- Nine Palms Band of Mission Indians  
Darrell Mike, Tribal Chairman  
46-200 Harrison Place  
Coachella, CA 92236

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)**

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PLANNING DEPARTMENT

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 27, 2017

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chairman  
56310 Highway 371, Suite B  
Anza, California 92539

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PLANNING DEPARTMENT

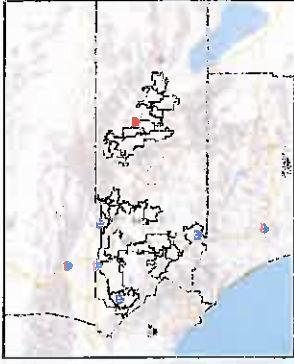
Heather Thomson, Archaeologist

Riverside Office · 4080 Lemon Street, 12th Floor  
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CUP03774



**Legend**

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

**Notes**

\*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.



672 Feet

336

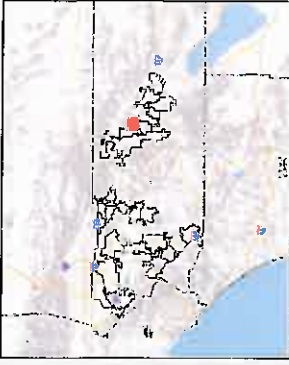
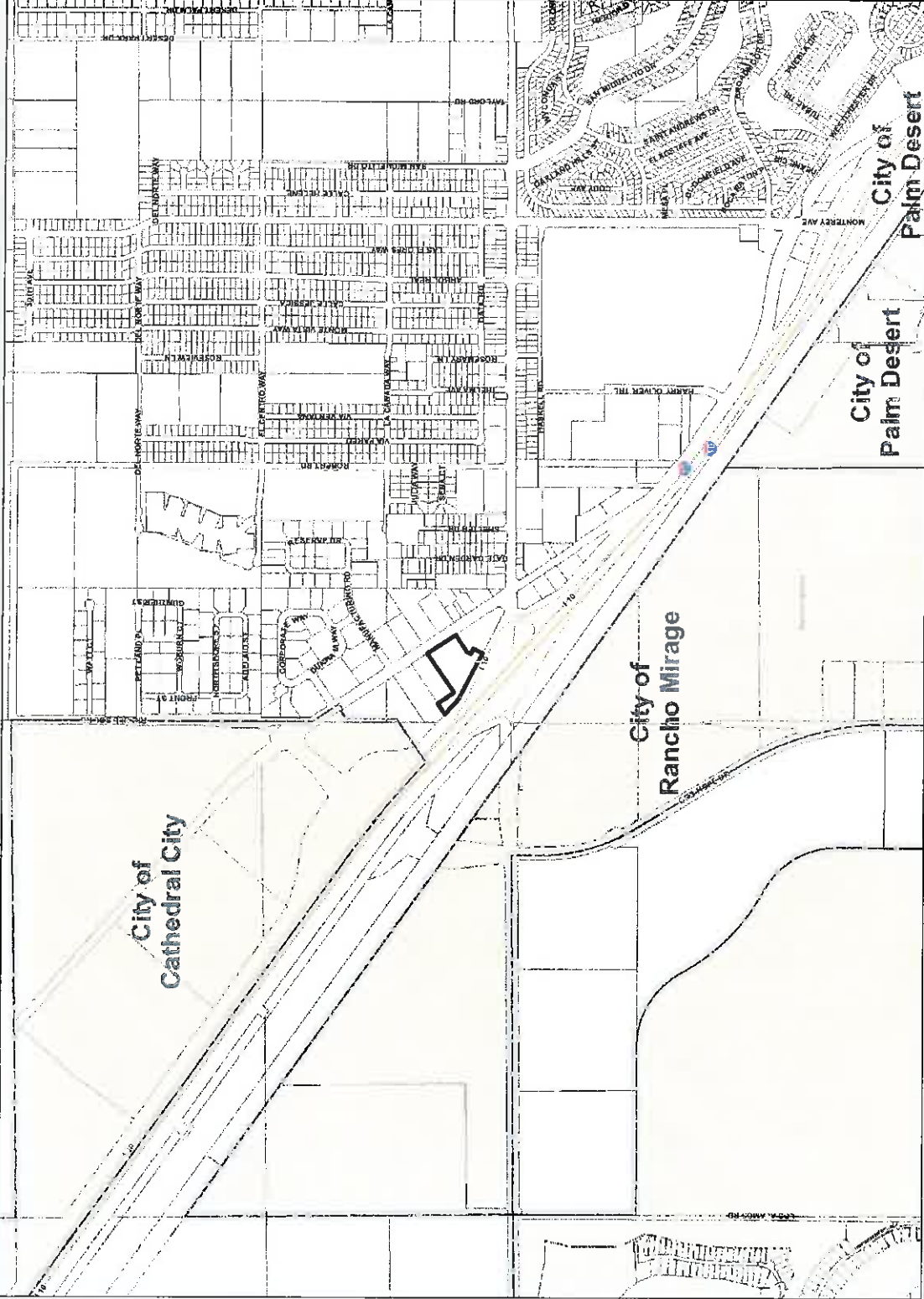
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CUP03774



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - US HWY
  - counties
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REPORT PRINTED ON...6/26/2017 4:23:38 PM

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# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2017-016

July 12, 2017

[VIA EMAIL TO:FSierra@rctlma.org]  
Riverside County  
Ms. Felicia Sierra

Riverside, CA 92501

**Re: CUP03774, EA43027**

Dear Ms. Felicia Sierra,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the CUP03774, EA43027 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. Since this action does not have the potential to impact cultural resources, we have no concerns at this time. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Katie Croft  
Archaeologist  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS



# TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

June 27, 2017

Heather Thomson, Archaeologist  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (CUP03774, EA43027)**

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of CUP03774 and EA43027. This project entails the zoning conformance of an existing automobile and truck travel center. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, the project is adjacent to the Chemehuevi Traditional Use Area. The THPO does not have any specific concerns in regards to this project. If there are any changes to the project, the THPO requests to be notified. Additionally, if there are inadvertent discoveries of archaeological remains or resources, construction should stop immediately and the appropriate agency and tribe(s), the THPO should be notified.

If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: [TNPConsultation@29palmsbomi-nsn.gov](mailto:TNPConsultation@29palmsbomi-nsn.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Madrigal, Jr.", is written over a horizontal line.

Anthony Madrigal, Jr.  
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman  
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist  
Jay Olivas, Riverside County Planning Department

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Pilot Travel Centers LLC, a Delaware Limited Liability Company authorized to transact business in the State of California (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 650-090-026 (“PROPERTY”); and,

**WHEREAS**, on May 26, 2017, PROPERTY OWNER filed an application for Conditional Use Permit No. 3774 (“PROJECT”); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the



COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER 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. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Pilot Travel Centers LLC  
Attn: Legal Department  
5508 Lonas Dr.  
Knoxville, TN 37909

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

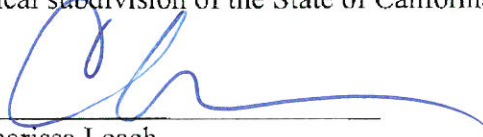
18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable

for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF**, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.


**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Charissa Leach  
Assistant TLMA Director – Community Development

FORM APPROVED COUNTY COUNSEL  
BY:  2/5/18  
MELISSA R. CUSHMAN DATE

Dated: 2/22/18

**PROPERTY OWNER:**  
Pilot Travel Centers LLC, a Delaware Limited Liability Company

By:   
David A. Clothier  
Controller and Treasurer

Dated: 1/24/18



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

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

**CONDITIONAL USE PERMIT NO. 3774 – Intent to Adopt a Negative Declaration – EA43027 – Owner/Applicant:** Flying J Pilot c/o Travis P. Vincent – **Engineer/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:** Northerly of Ramon Road/Interstate 10, westerly of Varner Road, and easterly of Bob Hope Drive overpass – 5.01 Acres – **Zoning:** Scenic-Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit (CUP) No. 3774 proposes to re-entitle an existing automobile and truck travel center previously approved under Plot Plan No. 9439 and to entitle multiple newly proposed uses described below. The automobile and truck travel center includes an approximate 9,000-square-foot convenience store building up to 16-feet in height; vehicle and truck fuel sales with two (2) fuel canopies up to 18 feet in height totaling approximately 7,000 sq. ft. with approximately 13 fuel islands with 24 fuel dispensers; a 1,000 gallon above-ground liquid petroleum propane tank; approximately 20 automobile parking spaces, two (2) ADA spaces, and 63 truck parking spaces; a truck scale; and alcoholic beverage sales of beer and wine for off-premises consumption. CUP No. 3774 also proposes the following new uses: one (1) installation of a 12,000 gallon bio-diesel above-ground storage tank (AST) and three (3) 12,000-gallon above-ground AST diesel tanks up to approximately 13 feet in overall height with associated piping. The CUP also proposes a chain link fence enclosure and fuel injection shed associated with the ASTs and the conversion of three (3) existing underground diesel tanks to gasoline tanks. CUP No. 3774 replaces Plot Plan No. 9439 for APN 650-090-026 only. Plot Plan No. 9439 shall remain valid for the existing hotel and fast food restaurant located on adjoining APNs 650-090-027 and 650-090-025, which are both under separate ownership and are not part of proposed CUP No. 3774.

TIME OF HEARING:	9:00 am or as soon as possible thereafter
DATE OF HEARING:	<b>MARCH 7, 2018</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner, Jay Olivas, at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@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 the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on January 24, 2018,

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

APN (s) or case numbers CUP03774 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

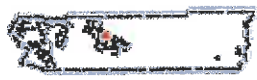
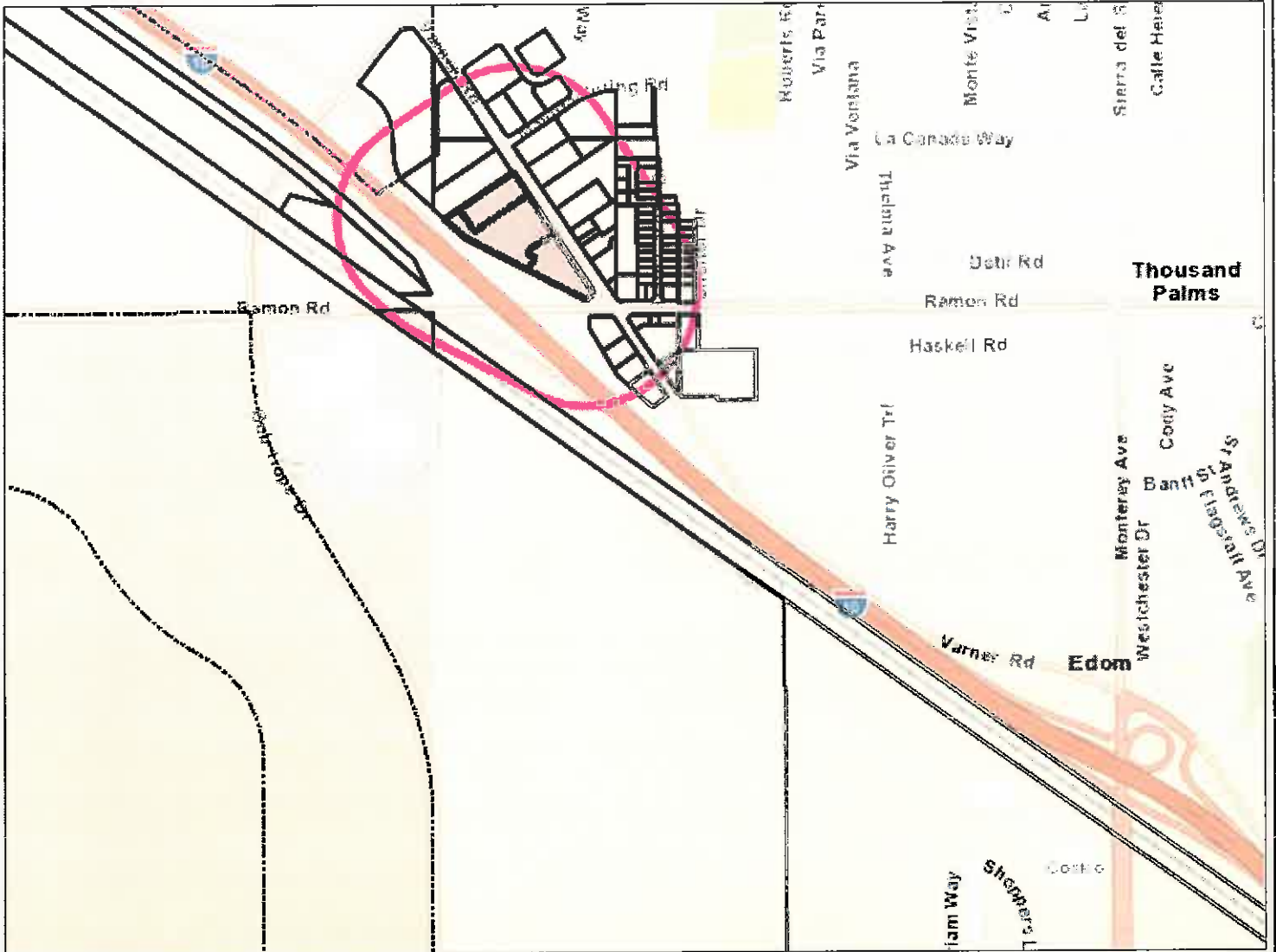
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS

## CUP03774 ( 1000 feet buffer )




### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



0 1,505 3,009 Feet



A horizontal scale bar with markings at 0, 1,505, and 3,009 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... 1/24/2018 8:27:32 AM

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685010003  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

670250015  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

650080060  
DESERT GOLF BUSINESS PARK OWNERS  
C/O C/O METROPLEX ONE  
45445 PORTOLA AVE STE 5  
PALM DESERT CA 92211

650102015  
JUAN M FABELA  
NORMA A FABELA  
31629 VIA PARED  
THOUSAND PALMS CA 92276

650102014  
DANIEL R FORREST  
79109 DUNE LAKE  
BERMUDA DUNES CA 92203

650102011  
BENITO MEZA  
JUSTINA MEZA  
P O BOX 367  
THOUSAND PLMS CA 92276

650102012  
BENITO MEZA  
31779 DATE GARDEN DR  
THOUSAND PLMS CA. 92276

650102013  
JUAN DIAZ  
P O BOX 443  
THOUSAND PLMS CA 92276

650102010  
BLANCA ALICIA LARA  
31205 ARBOL REAL  
THOUSAND PALMS CA 92276

650090031  
JOEL KREG JOHNSON  
P O BOX 987  
CATHEDRAL CY CA 92235

650090025  
MCDONALDS CORP  
C/O C/O RICHARD SHALHOUB  
P O BOX 13490  
PALM DESERT CA 92255

650102029  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

650102018  
CLIFFORD J BOCHNER  
SANDY BOCHNER  
615 N FOOTHILL RD  
BEVERLY HILLS CA 90210

650102017  
PRAYOOT CHAROENTHEP  
KAREN K CHAROENTHEP  
RAYMOND TIEN TRUONG

128 GRANITE WAY  
DOVER DE 19901



650101007  
JUAN GARCIA  
ADALILA GARCIA  
31779 SHELTER DR  
THOUSAND PLMS CA. 92276

650102009  
HAROLD G ROYCE  
P O BOX 578  
WOODINVILLE WA 98072

650101037  
STANLEY W FORREST  
BONNIE E FORREST  
31760 DATE GARDEN DR  
THOUSAND PALMS CA 92276

650102023  
HECTOR A MATIENZO  
MAGDALENA R MATIENZO  
JULIE ASPIRAS

429 LEXINGTON CIR  
OCEANSIDE CA 92057

650090005  
JOEL K JOHNSON  
P O BOX 987  
CATHEDRAL CITY CA 92234

650101013  
MARY ESCAMILLA  
P O BOX 445  
THOUSAND PLMS CA 92276

673120007  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUTHERN PACIFIC TRANSPORTATION CO  
1 MARKET ST  
SAN FRANCISCO CA 94105

650080054  
CITY OF RANCHO MIRAGE  
69825 HIGHWAY 111  
RANCHO MIRAGE CA 92270

650090018  
SEAMOVER  
5655 DOLLY AVE  
BUENA PARK CA 90621

650102026  
PEDRO DIAZ  
31695 VIA LAS PALMAS  
THOUSAND PLMS CA 92276

650102004  
BENITA MEZA  
P O BOX 367  
THOUSAND PLMS CA 92276

650102006  
CHARLES F ROSEBROOK  
RUTH L ROSEBROOK  
C/O C/O RANDI FJAERAN  
P O BOX 1097  
CARLSBAD CA 92018

650102005  
MARIA ELIZABETH TAMEZ  
PO BOX 614  
THOUSAND PALMS CA 92276

650090038  
J & L MATERIAL INC  
72230 VARNER RD  
THOUSAND PALMS CA 92276

650102027  
RUSSELL L LEACH  
SALLY L LEACH  
72230 VARNER RD  
THOUSAND PLMS CA 92276

650090032  
J & L MATERIAL INC  
72230 VARNER RD  
THOUSAND PLMS CA. 92276

650102003  
BENITO MEZA  
P O BOX 367  
THOUSAND PLMS CA 92276

650102028  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

650102016  
PAUL S HUDDLE  
HAL K BIRD  
BETZABETHLA BIRD  
NONE  
1010 N CLINTON AVE  
DALLAS TX 75208

650101012  
RICK SHAWKE  
PO BOX 771  
THOUSAND PALMS CA 92276

650102024  
G&M REALCO  
C/O C/O G&M OIL COMPANY  
16868 A ST  
HUNTINGTON BEACH CA 92647

650102030  
CLIFFORD J BOCHNER  
SANDY BOCHNER  
615 N FOOTHILL RD  
BEVERLY HILLS CA 90210

650102002  
ROMEL A FUENTES  
31609 DATE GARDEN DR  
THOUSAND PLMS CA. 92276

650090014  
G&M REALCO  
C/O C/O G&M OIL COMPANY  
16868 A ST  
HUNTINGTON BEACH CA 92647

650102031  
CLIFFORD J BOCHNER  
SANDY BOCHNER  
615 N FOOTHILL RD  
BEVERLY HILLS CA 90210

650090035  
MARGARET V PLOTKE  
523 N LARCHMONT BLV  
LOS ANGELES CA 90004

650090034  
G&M REALCO  
C/O C/O G&M OIL COMPANY  
16868 A ST  
HUNTINGTON BEACH CA 92647

650090036  
MARGARET V PLOTKE  
523 N LARCHMONT BLV  
LOS ANGELES CA 90004

650090026  
CFJ PLAZA CO I  
C/O NO 765  
P O BOX 54650  
LEXINGTON KY 40555

650090027  
MS & SONS HOSPITALITY  
82297 INDIO BLVD  
INDIO CA 92201

650090042  
LITTLE SISTERS TRUCK WASH  
C/O C/O MATT BONDELL  
PO BOX 333  
BONSALL CA 92003

650090030  
JOEL KREG JOHNSON  
P O BOX 987  
CATHEDRAL CY CA 92235

650090044  
CENTRAL VALLEY BUSINESS PARK  
C/O SEYMOUR LAZAR  
567 SAN NICOLAS DR NO 130  
NEWPORT BEACH CA 92660

650080050  
CITY OF RANCHO MIRAGE  
69825 HIGHWAY 111  
RANCHO MIRAGE CA 92270

650090024  
CITY OF RANCHO MIRAGE  
69825 HIGHWAY 111  
RANCHO MIRAGE CA 92270

670250020  
JAMES PARKHOUSE  
P O BOX 2430  
BELL GARDENS CA 92020

670250009  
USA 670  
0  
CA. 0

670250008  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUHTERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

670250019  
MIRAGE BOB HOPE VARNER  
567 SAN NICOLAS DR NO 130  
NEWPORT BEACH CA 92660

650090043  
JAMES PARKHOUSE  
P O BOX 2430  
BELL GARDENS CA 92020

693010007  
DEWEY REAL PROP MGMT  
72395 VARNER RD  
THOUSAND PLMS CA 92276

693010013  
G & G PROP  
P O BOX 14138  
PALM DESERT CA 92255

693010014  
G & G PROP  
P O BOX 14138  
PALM DESERT CA 92255

693010006  
WILLIAM P JAEGER  
COLLEEN JAEGER  
370 MAGEE AVE  
MILL VALLEY CA 94941

673120008  
USA INDIAN RES 673  
0  
CA. 0

650101031  
BENITO MEZA  
JUSTINA MEZA ACOSTA  
P O BOX 367  
THOUSAND PLMS CA 92276

650101024  
RAMON SOTO  
CONCENCION SOTO  
EUSDAQUIO SOTO

650101022  
JUAN DIAZ ARENAS  
PO BOX 443  
THOUSAND PLMS CA 92276

31736 DATE GARDEN DR  
THOUSAND PLMS CA. 92276

650101032  
KALIBA  
C/O C/O CHADI BAWARDI  
P O BOX 6  
THOUSAND PALMS CA 92276

650101023  
ALBERTO P VASQUEZ  
P O BOX 12881  
PALM DESERT CA 92255

650101021  
MARIA SOSA RAMIREZ  
31680 DATE GARDEN DR  
THOUSAND PALMS CA 92276

650101006  
AYASS INV INC  
C/O C/O BASSAM AYASS  
13211 BAXTER SPRINGS DR  
RANCHO CUCAMONGA CA 91739

650101028  
HECTOR CAMPIRANO CARDENAS  
ANA LUISA SANCHEZ GARCIA  
31828 DATE GARDEN DR  
THOUSAND PLMS CA. 92276

650101009  
KEVIN A ASHCOM  
73511 STANTON DR  
THOUSAND PLMS CA 92276

650101030  
BENITO MEZA  
JUSTINA MEZA ACOSTA  
P O BOX 367  
THOUSAND PLMS CA 92276

650101011  
ALBERT BRUBAKER  
31867 SHELTER DR  
THOUSAND PLMS CA. 92276

650101029  
BENITO MEZA  
JUSTINA MEZA ACOSTA  
P O BOX 367  
THOUSAND PLMS CA 92276

650101010  
GERRY M TURGEON  
SANDRA TURGEON  
31845 SHELTER DR  
THOUSAND PLMS CA. 92276

650101008  
AVR RENTALS  
1311 S TREMAINE AVE  
LOS ANGELES CA 90019

650080029  
MONTCLAIR VILLAGE PARTNERS  
C/O C/O METRO RESOURCES INC  
929 E 2ND ST STE 101  
LOS ANGELES CA 90012

650101027  
STANLEY W FORREST  
BONNIE E FORREST  
31828 DATE GARDEN DR  
THOUSAND PALMS CA 92276

650080024  
EED PROP DUNHAM  
C/O C/O GENE DOMS  
P O BOX 1659  
SAN JUAN CAPO CA 92693

650080023  
GABRIEL V LECHUGA  
PATRICIA LECHUGA  
P O BOX 1684  
PALM SPRINGS CA 92263

650080047  
METROPLEX VENTURES  
82545 SHOWCASE PKY NO 104  
INDIO CA 92201

693010001  
DAVID M SANCHEZ  
65959 HIGHWAY 86  
THERMAL CA 92274

693010011  
ANIMAL SAMARITANS  
P O BOX 513  
THOUSAND PALMS CA 92276

650101038  
PRO LANDSCAPING INC  
72374 RAMON RD  
THOUSAND PLMS CA. 92276

650101039  
KALIBA  
P O BOX 6  
THOUSAND PALMS CA 92276

693010004  
IN N OUT BURGER  
4199 CAMPUS DR NO 900  
IRVINE CA 92612

693010005  
CLK INC  
72295 MANUFACTURING RD  
THOUSAND PALMS CA 92276

693010003  
SUPERIOR READY MIX CONCRETE  
C/O C/O J BROUWER INVESTMENTS  
1508 W MISSION RD  
ESCONDIDO CA 92029

693010012  
LINDA LEE MOFFITT  
21770 CLEARWATER DR  
YORBA LINDA CA 92887

693010015  
SUPERIOR READY MIX CONCRETE  
C/O C/O J BROUWER INVESTMENTS  
1508 W MISSION RD  
ESCONDIDO CA 92029

693010009  
DAVID EASSA  
FRANK C SOFFA  
ROSE SOFFA

32433 MICHIGAN ST  
ACTON CA 93510

693010010  
RAY PURCELL  
ANITA PURCELL  
72295 RAMON RD  
THOUSAND PLMS CA. 92276

650080095  
CENTRAL VALLEY BUSINESS PARK  
C/O SEYMOUR LAZAR  
334 HERMOSA PL  
PALM SPRINGS CA 92262

650080034  
GULF CALIFORNIA BROADCAST CO  
825 EDMOND ST  
ST JOSEPH MO 64502

650080094  
JAMES PARKHOUSE  
P O BOX 2430  
BELL GARDENS CA 92020



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA 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

77588 El Duna Ct  
Palm Desert, California 92211

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

EA43027 CONDITIONAL USE PERMIT NO. 3774

*Project Title/Case Numbers*

Jay Olivas  
*County Contact Person*

760-863-7050  
*Phone Number*

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

CFJ Plaza Co.  
*Project Applicant*

4240 East Jurupa Street, Ste. 402 Ontario, CA 91761  
*Address*

North of Ramon Road, west of Varner Road, east of Bob Hope Drive.  
*Project Location*

Conditional Use Permit for existing automobile and truck travel center with installation of four (4) above ground fuel tanks.  
*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on March 7, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+ \$50.00) and reflects 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 Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct. Palm Desert, CA 92211.

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

2/21/18  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 1/11/2018  
Y:\Planning Case Files-Riverside office\CUP03774\PC Docs\NOD Form.docx

Please charge deposit fee case#: ZEA43027

ZCFG06399

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1707079

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: VINCENT TRAVIS P \$44.90  
paid by: MC 014522  
paid towards: CFG06399 CALIF FISH & GAME: DOC FEE  
EA43027  
at parcel #: 72235 VARNER RD THOU  
appl type: CFG3

By \_\_\_\_\_ May 26, 2017 09:46  
MGARDNER posting date May 26, 2017

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$44.90

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R1707079

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: VINCENT TRAVIS P \$44.90  
paid by: MC 014522  
EA43027  
paid towards: CFG06399 CALIF FISH & GAME: DOC FEE  
at parcel: 72235 VARNER RD THOU  
appl type: CFG3

By \_\_\_\_\_ May 26, 2017 09:46  
MGARDNER posting date May 26, 2017

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Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$44.90

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