

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

9303



SUBMITTAL DATE:
January 18, 2008

FROM: TLMA - Planning Department

SUBJECT: Alcoholic Beverage Control License
Determination of Public Convenience and Necessity (PNC-55)

CONTROVERSIAL ISSUES: NONE

RECOMMENDED MOTION: That the Board of Supervisors, based on the findings below, make a determination of Public Convenience and Necessity, so that a new license to allow the sale of alcoholic beverages for off-premises consumption only, at the northerly intersection of Avenue 20 and easterly of Indian Avenue, Riverside County Assessor's Parcel Numbers: 666-370-005, in the Fifth Supervisorial District, may be issued for a Commercial Retail (CR) use, which includes a convenience store including the sale of motor vehicle fuel.

BACKGROUND: In accordance with Government Code 23958.4 the State of California Department of Alcoholic Beverage Control (ABC) may deny an application for an ABC license if there is an "undue concentration of licenses." An "undue concentration" exists if it is deemed to be in a census tract where the ratio of on-sale or off-sale retail ABC licenses to population exceeds the ratio of on-sale or off-sale retail ABC licenses to population in the county in which the applicant premises are located. A license may still be issued, however, if the local agency determines that the public use and necessity would be served by issuance of the license. The statute provides no definition or standard for determining "public necessity & convenience."

Ron Goldman
Planning Director

RG: cm

REVIEWED BY EXECUTIVE OFFICE

DATE 2/14/08
Tina Grande
Departmental Conference

Policy

Consent

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

3.60

The applicant has applied with the ABC for a Type 20 General Off-Sale Beer and Wine License for a convenience store including the sale of motor vehicle fuel. This type of license authorizes the sale of beer and wine for consumption off the premises where the beer and wine is sold. The applicant is the one of the new owners of the commercial retail, which the Planning Department approved under Conditional Use Permit No. 3451 (CUP03451) on November 1, 2005.

FINDINGS:

1. The issuance of a new ABC license on the property will not require additional Planning Department approvals because an approved revised Conditional Use Permit (CUP03451) was granted on November 1, 2005 for the development of a commercial convenience store including the sale of motor vehicle fuel and the sale of beer and wine with approximately 1,917 square feet of building area, and the convenience store and 1,152 square-foot canopy covering eight fuel pumps.
2. The issuance of an ABC license for Type 20 General Off-Sale Beer and Wine License will require no further action from the Riverside County Planning Department.
3. Per the attached radius map, the Planning Department has concluded that the project is not located within 1,000 feet of an elementary school, secondary school district, or any public entity operating a public park or playground is within 1,000 feet of the site.
4. The Riverside County Sheriff's Department commented in writing on the letter dated 02/11/05; the Sheriff's Department did respond to the original conditional use permit (CUP03451) which addressed no concerns with the site plan.
5. The State Department of Alcoholic Beverage Control is requesting a determination of "public necessity and convenience" for the new license.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

**APPLICATION FOR DETERMINATION OF PUBLIC
NECESSITY & CONVENIENCE**

In accordance with the Business and Professions Code, Section 23958.4, the State of California Department of Alcoholic Beverage Control (ABC) has been granted the authority to deny an application for an ABC License if there is "undue concentration of licenses." An "undue concentration" exists if the site for the license is deemed to be in a census tract where the ratio of on-sale or off-sale retail ABC licenses to population exceeds the ratio of on-sale or off-sale retail ABC licenses to population in the county in which the applicant premises are located. A license may still be issued, however, if the local agency (Riverside County Board of Supervisors) determines that the public use and necessity would be served by issuance of the license.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: HRD 1665 DATE SUBMITTED: 12/8/06

APPLICATION INFORMATION

Applicant's Name: LAKHWINDER SINGH TURNA

Mailing Address: 7590 FAIRWAY DR
YUCCA VALLEY ^{Street} CA. 92284
City State ZIP

Daytime Phone No: (760) 365-6089 Fax No: (760) 365 4090

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

Mailing Address: _____

City State ZIP

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

Property Owner's Name: LAKHWINDER TURNA E-Mail: Lucky TURNA @ YAHOO. Com

Mailing Address: 7590 FAIRWAY DR
YUCCA VALLEY ^{Street} CA 92284
City State ZIP

Daytime Phone No: (760) 365-6089 Fax No: (760) 365- 4090

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

APPLICATION FOR DETERMINATION OF PUBLIC NECESSITY & CONVENIENCE

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. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable). Use additional sheets as necessary.

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

LAKWINDER TURNA

PRINTED NAME OF PROPERTY OWNER(S)

Lakwinder Turna

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

THE DETERMINATION OF PUBLIC NECESSITY & CONVENIENCE FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved. Preferably a copy of a grant deed of each property involved, if available.
3. Applicable deposit-based fees.

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

A PORTION OF THE WEST HALF OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL FEBRUARY 29, 1856, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED AS "A" IN DEED TO THE STATE OF CALIFORNIA RECORDED OCTOBER 18, 1955 IN BOOK 1808 PAGE 127 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID MOST NORTHERLY CORNER BEING ON THE EAST LINE OF INDIAN AVENUE AS DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED AUGUST 2, 1932 IN BOOK 86 PAGE 92 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DISTANT ALONG SAID EAST LINE NORTH 0° 14' 00" EAST 1366.44 FEET, MORE OR LESS, FROM THE SOUTH LINE OF SAID WEST HALF OF SECTION 14;

THENCE ALONG THE BOUNDARY OF SAID STATE OF CALIFORNIA PARCEL, SOUTHERLY AND EASTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 50.00 FEET, FROM AN INITIAL TANGENT BEARING SOUTH 0° 14' 00" WEST AND THROUGH A CENTRAL ANGLE OF 90° 00' A DISTANCE OF 78.54 FEET;
 THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 89° 46' 00" EAST 136.23 FEET;
 THENCE CONTINUING ALONG SAID BOUNDARY, EASTERLY AND SOUTHERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 150 FEET AND THROUGH A CENTRAL ANGLE OF 5° 16' 02" A DISTANCE OF 13.79 FEET TO A LINE PARALLEL WITH AND DISTANT 240.00 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID WEST HALF OF SECTION 14;
 THENCE LEAVING SAID BOUNDARY, NORTH 0° 14' 00" EAST, ALONG SAID PARALLEL LINE, 200.63 FEET TO A LINE PARALLEL WITH AND DISTANT 200.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THAT CERTAIN COURSE IN SAID BOUNDARY HEREIN RECITED AS "SOUTH 89° 46' 00" EAST, 136.23 FEET" AND ITS WESTERLY AND EASTERLY PROLONGATIONS;
 THENCE NORTH 89° 46' 00" WEST, ALONG THE LAST-MENTIONED PARALLEL LINE, 240.00 FEET TO SAID WEST LINE;
 THENCE SOUTH 0° 14' 00" WEST ALONG SAID WEST LINE 150.00 FEET TO A POINT THAT BEARS NORTH 89° 46' 00" WEST FROM THE POINT OF BEGINNING;
 THENCE SOUTH 89° 46' 00" EAST 40.00 FEET TO THE POINT OF BEGINNING;

EXCEPT ALL RIGHT, TITLE AND INTEREST, IF ANY, AND TO ANY OIL, GAS AND OTHER MINERALS (INCLUDING, WITHOUT LIMITATION, HELIUM, LIGNITE, SULFUR, PHOSPHATE AND OTHER SOLID, LIQUID AND GASEOUS SUBSTANCES), REGARDLESS OF THE NATURE THEREOF AND WHETHER SIMILAR OR DISSIMILAR BUT ONLY TO THE EXTENT ANY OF THE FOREGOING IS IN ITS NATURAL STATE AND NATURAL LOCATION AND NOT SUBJECT TO THE DOMINION AND CONTROL OF ANY PERSON, AND, UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO GRANTEE, THE RIGHT TO EXPLORE FOR, DEVELOP AND PRODUCE SAME, AS WELL AS THE RIGHT TO LEASE SUCH PORTION OF THE PROPERTY HEREBY RESERVED FOR SUCH PURPOSES, AND ALL MINERAL AND ROYALTY RIGHTS WHATSOEVER IN, ON, UNDER AND PERTAINING TO THE PROPERTY; BUT GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO USE, OR RIGHT OF INGRESS TO OR EGRESS FROM ANY PART OF THE SURFACE OF THE PROPERTY FOR EXPLORATION AND PRODUCING PURPOSES, EXCEPT WITH RESPECT TO (I) CURRENT ACTIVITIES AT AND ANY EXISTING CONTRACTUAL OR LEASEHOLD RIGHTS GRANTED TO THIRD PARTIES AND (II) ANY ADDITIONAL ACTIVITIES WHICH HAVE BEEN

CONSENTED TO IN WRITING BY GRANTEE, WHOSE CONSENT SHALL NO BE UNREASONABLY WITHHELD, EXCEPT AS SET FORTH IN THE PRECEDING SENTENCE, ANY OIL AND GAS DRILLING OPERATIONS, SHALL BE CONDUCTED BY MEANS OF WELLS, THE SURFACE LOCATIONS OF WHICH ARE ON OTHER LANDS AND WHICH MAY BE DRILLED INTO AND BOTTOMED IN OR UNDER THE PROPERTY, GRANTOR SHALL EXERCISE ITS RIGHTS UNDER THE FOREGOING MINERAL, OIL AND GAS RESERVATION SO AS NOT TO DISTURB ANY IMPROVEMENTS, INSTALLATIONS, PETROLEUM OR OTHER PRODUCTS CONTAINED IN SUCH IMPROVEMENTS OR INSTALLMENTS OR SURFACE ACTIVITIES ON THE PROPERTY. GRANTOR IS TO RECEIVE AND RETAIN ALL BONUSES, RENTALS AND ROYALTIES PAYABLE UNDER ANY SUCH MINERAL, OIL AND GAS LEASE OR LEASES. GRANTOR MAY ASSIGN, TRANSFER, SELL OR CONVEY SUCH OIL, GAS AND MINERAL RESERVATION TO ANY PERSON, CORPORATION, PARTNERSHIP OR OTHER ENTITY BY DEED RECORDED AUGUST 5, 1998 AS INSTRUMENT NO. 98-325460 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 666-370-005-5

RIVERSIDE COUNTY

BOB DOYLE, SHERIFF
CORONER-PUBLIC ADMINISTRATOR



Sheriff

CORONER-PUBLIC ADMINISTRATOR

73-520 FRED WARING DRIVE • PALM DESERT, CA 92260 • (760) 836-1600

February 11, 2005

RECEIVED
FEB 15 2005

County of Riverside
Planning Department
82-675 Highway 111
Room 209
Indio, CA 92201

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

ATTN: *V. Viado*
~~Jay T. Olivas~~, Project Planner
RE: Conditional Use Permit No. 3451

Thank you for providing me with the attached Conditional Use Permit map for the area northerly of 20th Avenue and easterly of Indian Avenue, North Palm Springs.

On February 4, 2005, about 4:50 P.M., I conducted a site inspection. Based on the Conditional Use Permit, and my site inspection, I have opined there is no Crime Prevention through Environmental Design (CPTED) issues presented to the Riverside County Sheriff's Department.

Respectfully,

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

Officer Ron Dortch
Riverside County Sheriff's Department

Attachment

CC: Lieutenant Charlie Branscum
Lieutenant Rod Vigue

We Shape Our Buildings, Therefore; They Shape Us... Sir Winston Churchill

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning District: Pass/Desert
Supervisory District: Fifth
Project Planner: Maurice Borrows
Planning Commission: September 14, 2005

Conditional Use Permit No. 3451
E.A. Number: 40008
Applicant: Lakhwinder Turna
Engineer/Rep.: Dilip Acharya

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No.3451, request a proposal for a convenience store including the sale of motor vehicle fuel and the sale of beer and wine for off-premises consumption located within Assessors Parcel Number 666-370-005. The proposal includes a 1,917 square-foot building, which will be used as a convenience store and a 1,152 square-foot canopy covering eight fuel pumps. The operating hours of the facility will be 4AM to 11PM daily. The facility is located east of Indian Avenue and north of 20th Avenue in the Pass/ Desert Zoning District.

ISSUES OF POTENTIAL CONCERN:

Potential issues are associated with the site being located within a 500-year flood plain (Flood Zone B), shallow flooding area as shown on Panel No. 060245 0900D of the Insurance Rate Map issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The applicant is not proposing any new structures, but existing building and improvements may be damaged during large storm events.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Abandoned gas station with convenience store. |
| 2. Surrounding Land Use (Ex. #1): | Commercial Retail to the north and east, I-10 Freeway to the south and City of Palm Springs to the west. |
| 3. Existing Zoning (Ex. #3): | C-P-S |
| 4. Surrounding Zoning (Ex. #3): | C-P-S to the north and east and I-10 Freeway to the south |
| 5. General Plan: | Land Use: Commercial Retail |
| 6. Project Data: | Total Acreage: Approximately 1 Acre |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a De Minimis Finding as follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 40008**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

ADOPTION of a MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 40008** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3451**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with all elements of the Riverside County Comprehensive General Plan and the purpose and intent of the Western Coachella Valley Area Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

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

1. The project site and surrounding lands are designated "Commercial Retail" on the Western Coachella Valley Area Plan.
2. The proposed use, convenience store including the sale of motor vehicle fuel and the sale of beer and wine for off-premises consumption, is a permitted use in the Commercial Retail designation.
3. The project site is surrounded by properties, which are designated Commercial Retail to the north and east, I-10 Freeway to the south, and the City of Palm Springs to the west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, for a convenience store including the sale of motor vehicle fuel and the sale of beer and wine for off-premises consumption, is a permitted use, subject to approval of a conditional use permit, in the Scenic Highway Commercial (C-P-S) zone.
6. The proposed use, convenience store including the sale of motor vehicle fuel and the sale of beer and wine for off-premises consumption, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
7. The project site is surrounded by properties, which are zoned Scenic Highway Commercial to the north and east, I-10 Freeway to the south and the City of Palm Springs to the west.
8. The findings of the initial study performed pursuant to Environmental Assessment No. 40008 are incorporated herein by reference and are attached to the staff report. The initial study concluded that the proposed project would not have a significant effect on the environment, that there is no evidence that the project will have a potential for adverse effects on wildlife resources, and incorporated a mitigation monitoring/reporting program.

9. The project site contains an abandoned convenience store/gas station; land use surrounding the subject site is commercial and vacant.
10. Environmental Assessment No. 40008 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Air Quality
 - c. Biological Resources
 - d. Hazards & Hazardous Materials
 - e. Transportation/ Traffic

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

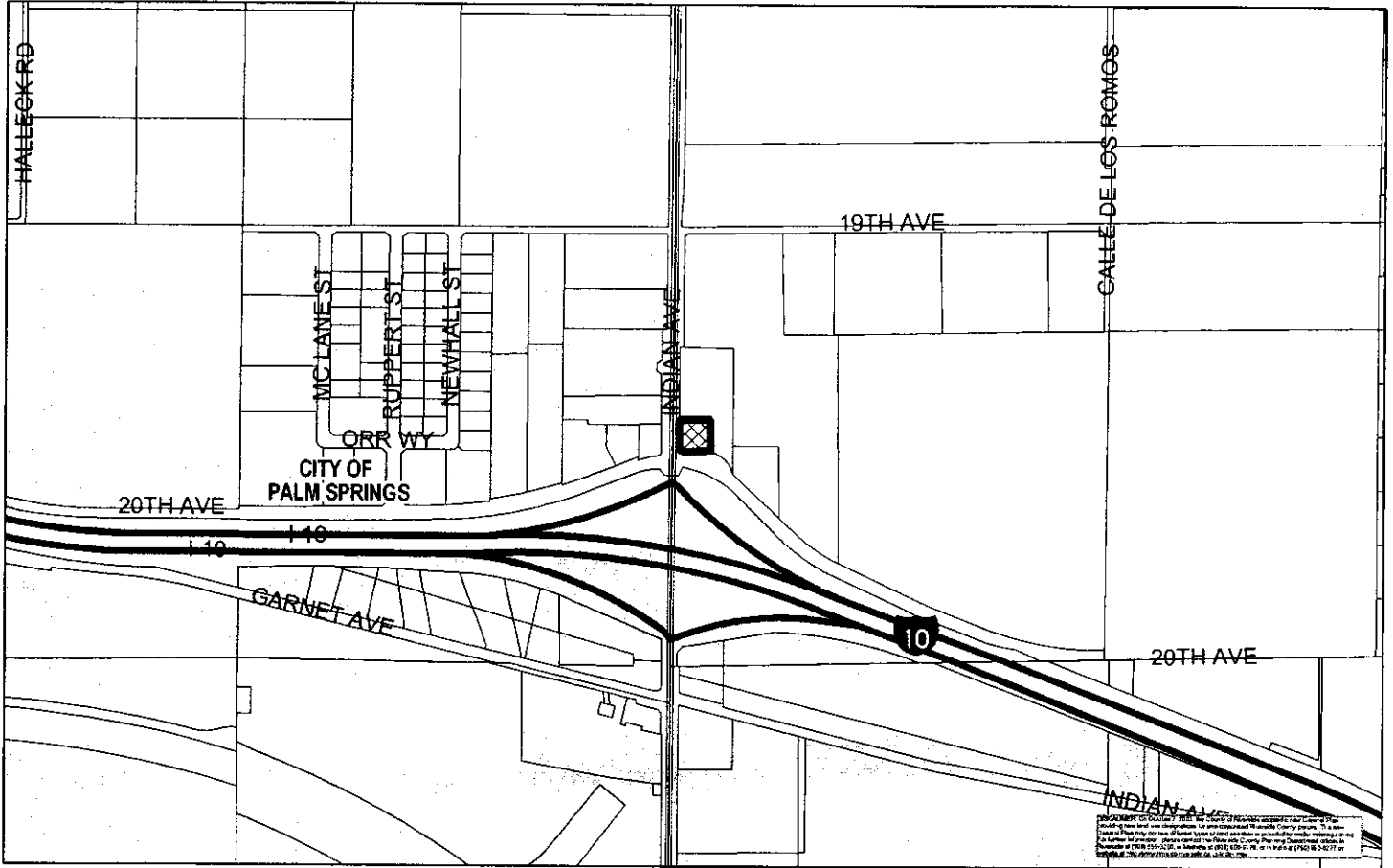
INFORMATIONAL ITEMS:

1. As of this writing, no letter in opposition or in favor of this project has been received. The proposal was routed to the Economic Development Agency (EDA), which responded with no comment.
2. The project site is not located within:
 - a. Fringe Toed Lizard sand source area
 - b. General Plan Policy Overlay Area
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is locate within:
 - a. The boundaries of the Palm Springs Unified School District.
 - b. Flood Zone B of the FEMA Flood Plain.
 - c. The City of Desert Hot Springs sphere of influence.
 - d. The Fringe Toed Lizard fee area.
 - e. The Garnet redevelopment area
4. The subject site is currently designated as Assessor's Parcel Number 666-370-005.

Supervisor Ashley
District 5
DATE DRAWN: 2/3/05

CUP03451 VICINITY MAP

Planner: Jay Olivas
Date: 4/13/05
Exhibit 5



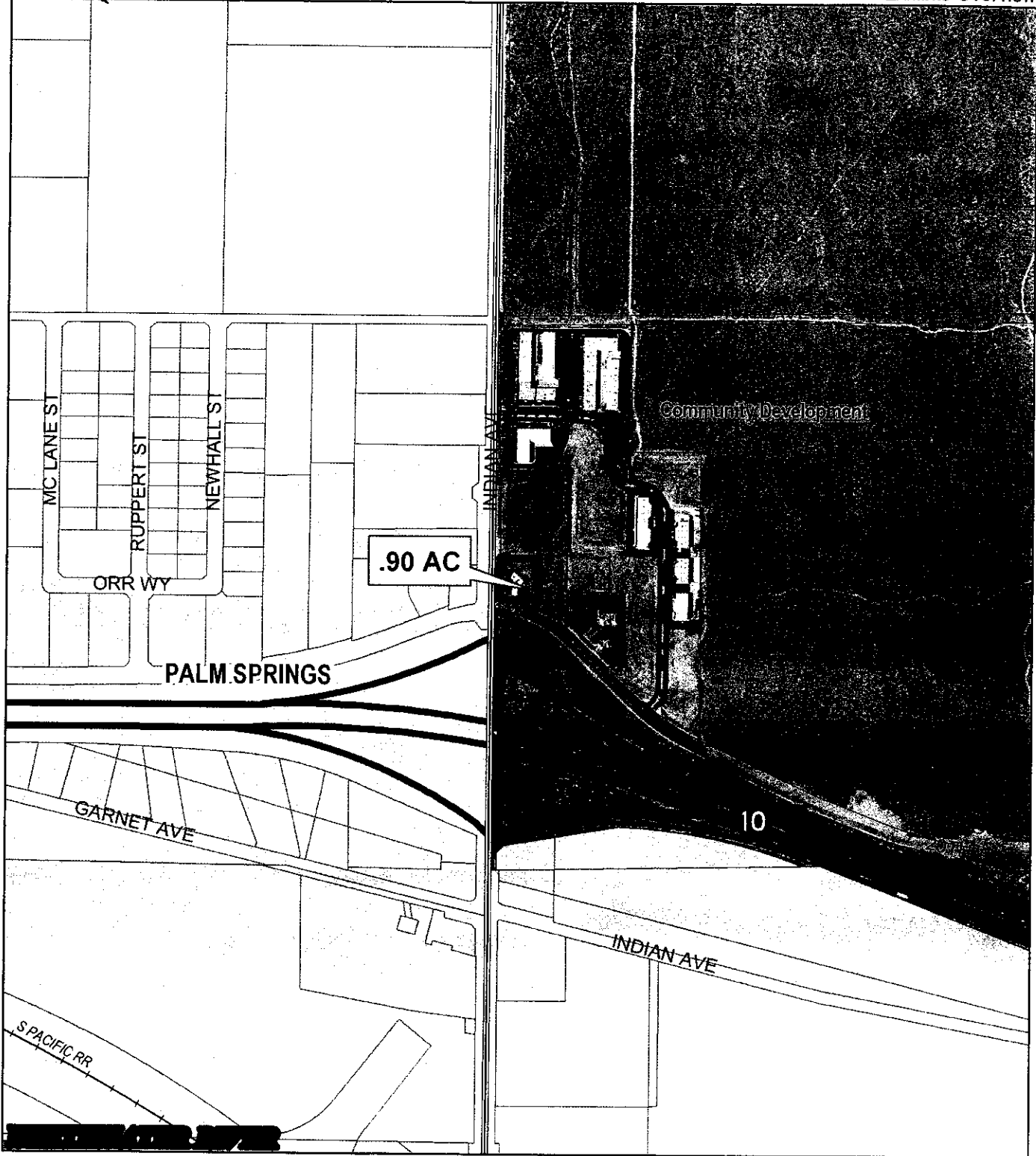
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Pass & Desert**
Township/Range: T3SR4E
Section: 14



ASSESSORS **666-37**
BK. PG.
THOMAS **726 D4**
BROS.PG

THIS DOCUMENT IS THE PROPERTY OF THE PLANNING DEPARTMENT OF RIVERSIDE COUNTY. IT IS TO BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE PLANNING DEPARTMENT OF RIVERSIDE COUNTY. THE PLANNING DEPARTMENT OF RIVERSIDE COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR IN THIS DOCUMENT.

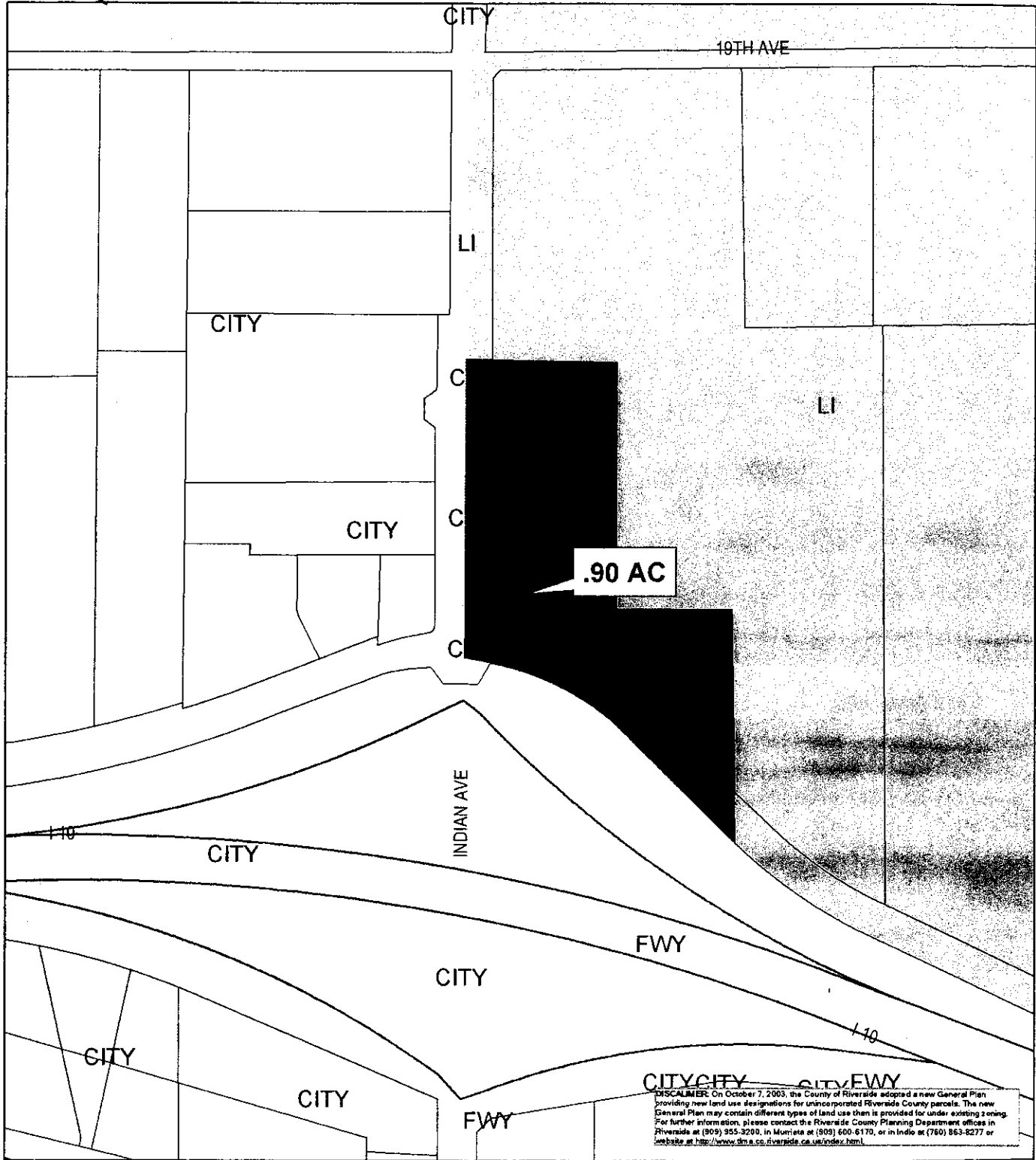


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **PASS & DESERT**
Township/Range: T3SR4E
SECTION: 14



ASSESSORS 666-37
BK. PG.
THOMAS 726 D4
BROS.PG



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.dmr.ca.gov/riverside>.

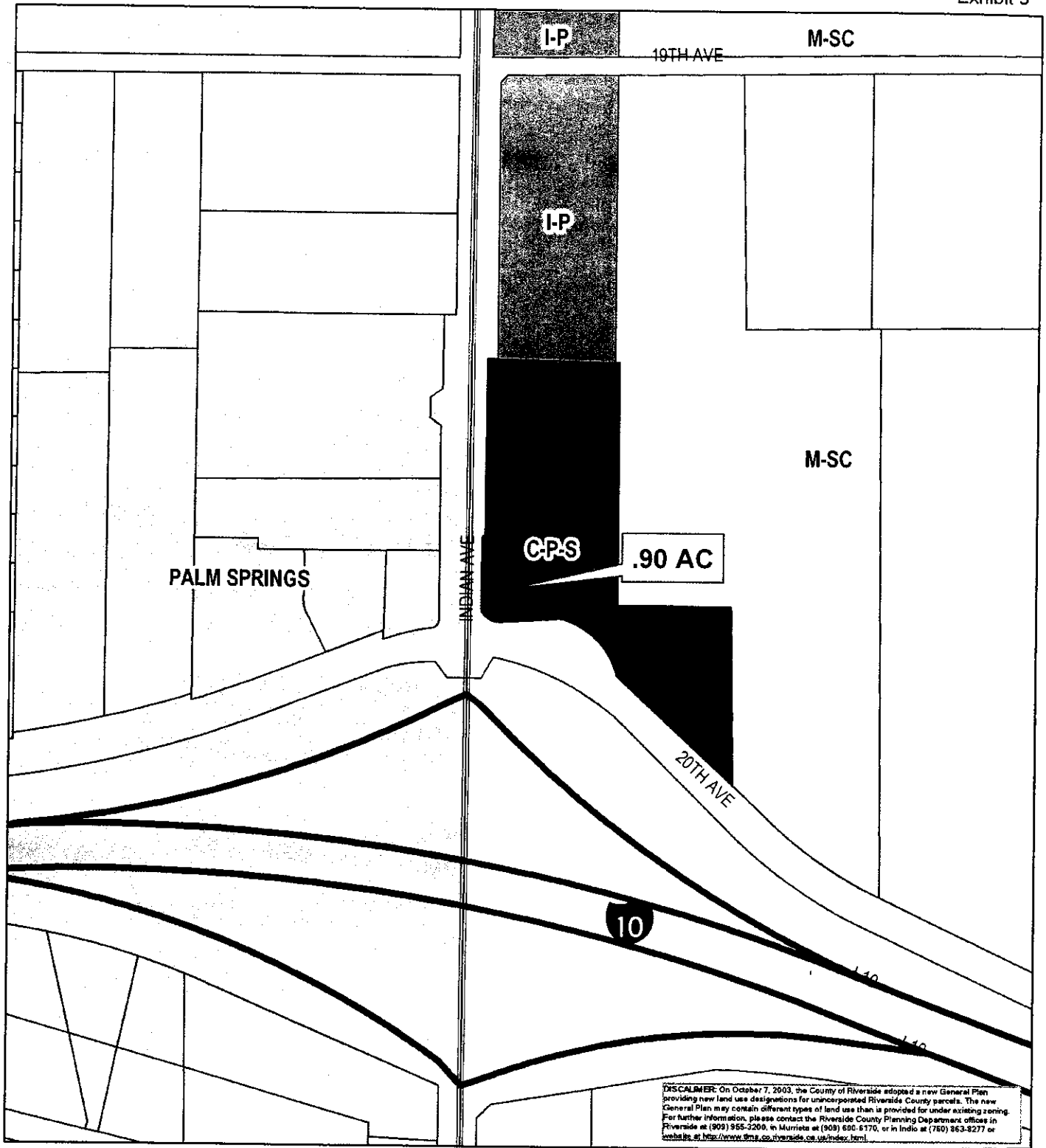
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Pass & Desert
Township/Range: T3SR4E
Section : 14



ASSESSORS
BK. PG. 666-37
THOMAS
BROS.PG 726 D4

CUP03451
EXISTING ZONING



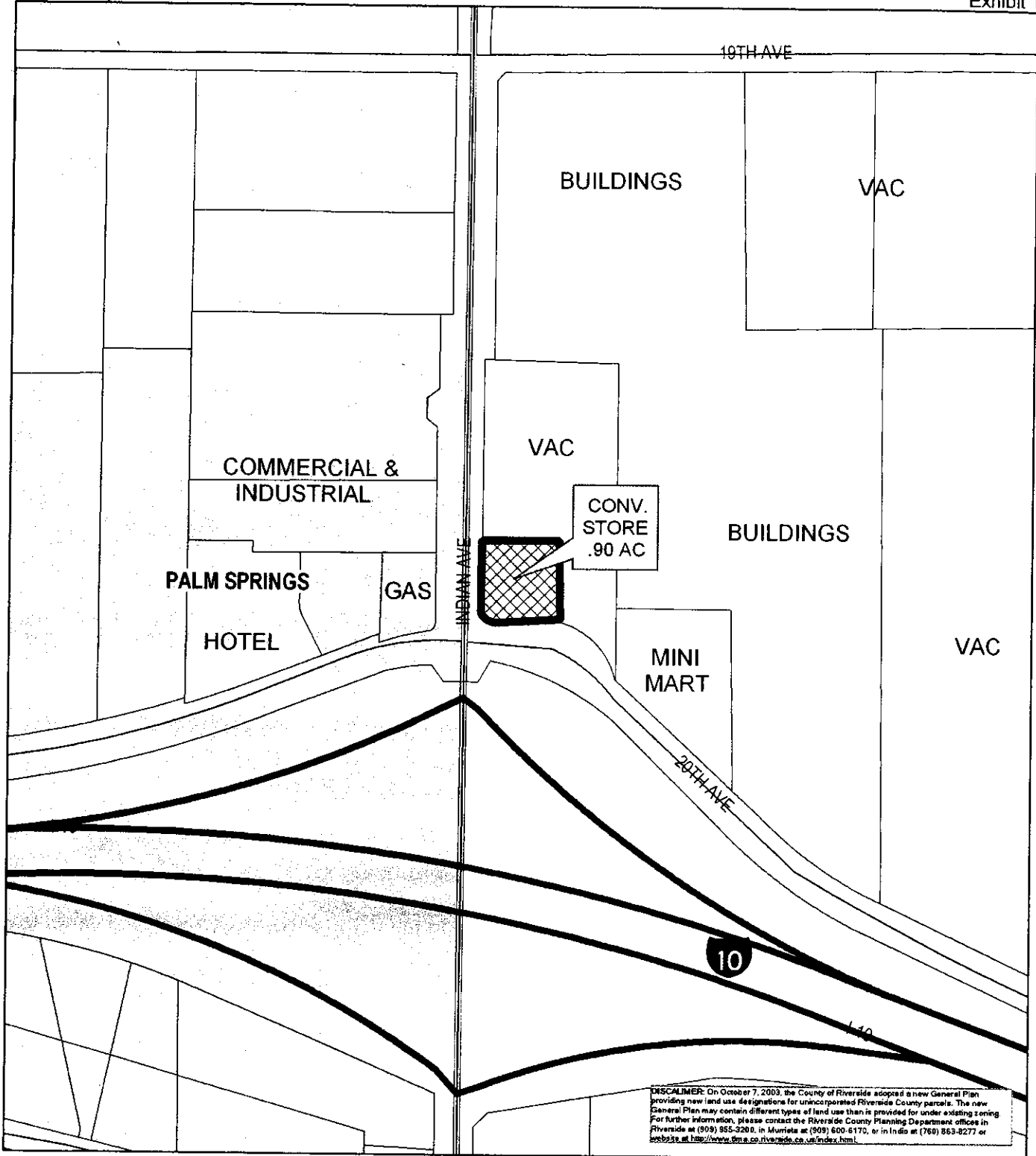
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Pass & Desert**
 District:
 Township/Range: T3SR4E
 Section: 14



ASSESSORS
 BK. PG. 666-37
 THOMAS
 BROS.PG 726 D4



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or access at <http://www.dema.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Pass & Desert**
Township/Range: **T3SR4E**
Section : 14



ASSESSORS 666-37
BK. PG.
THOMAS 726 D4
BROS.PG

CUP 3451

*A WATER-PROOF SEAL WILL BE USED BETWEEN SINK BACKSPLASH AND WALL, USING APPROVED SEALERS. (FDA APPROVED FOOD-GRADE SILICONE).



No.	Rev.	Date	By
1		1/18/05	DA
2		5/28/05	DA

ENGINEERING
CONSTRUCTION &
SUPPORT SERVICES

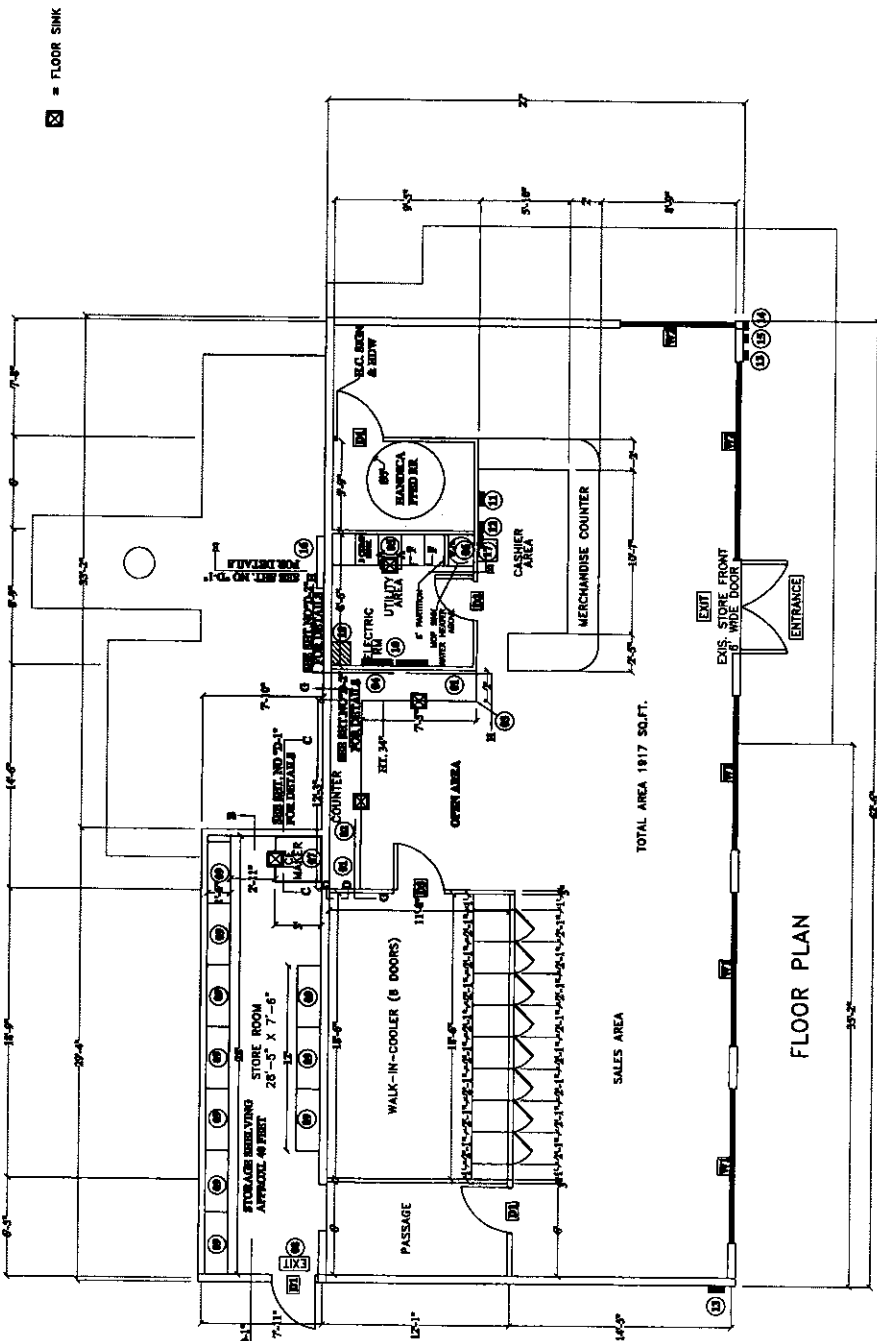
4097 TRAIL CREEK ROAD, INVERSKOE, CA 92505-5863
(951) 735-5275
FAX: (951) 735-5775



Title
BUILDING FLOOR PLAN

Project
GAS-N-SAVE/VALERO
2000 INDIAN AVENUE
NORTH PALM SPRINGS, CA

Date	8/25/05
Scale	AS SHOWN
Drawn	D. ACHARYA
Approved	VAN
File	1033-1127
Figure	A-2



TOTAL AREA 1917 SQ.FT.

FLOOR PLAN

- ① = CUP DISPENSER
- ② = SODA DISPENSER PEPSI (BY PEPSI)
- ③ = SELF SERVICE COUNTER (CUSTOM BY CABINET MAKER)
- ④ = COFFEE MAKER
- ⑤ = THREE COMPARTMENT SINK
- ⑥ = MOP SINK
- ⑦ = ICE MAKER ICE-O-MATIC/ICEBORSA
- ⑧ = MARS AIR CURTAIN (1/2 HP, 3')
- ⑨ = STORAGE SHELVING (METRO OR EQUAL) (DEPEND ON REQUIREMENT)
- ⑩ = ELECTRIC PANEL LOCATION
- ⑪ = FIRE EXTINGUISHERS (AS REQUIRED)
- ⑫ = VEEDER ROOT 848280-022 TLS 350 PLUS LOCATION
- ⑬ = EMERGENCY SHUT-OFF SWITCH (ONE FOR PROPANE TANK AND ONE FOR LST SYSTEM)
- ⑭ = VEEDER-ROOT 790091-001 OVERTILL ALARM
- ⑮ = VEEDER-ROOT 790095-001 ALARM ACKNOWLEDGEMENT
- ⑯ = HEAVY DUTY SAFETY SWITCH 400 AMPS (EXISTING)
- ⑰ = HAND WASH
- ⑱ = EMPLOYEE LOCKERS

- EXISTING DOORS AND WINDOWS
- Ⓐ = 3 FT WIDE DOOR
 - Ⓑ = 2'-8" FT WIDE DOOR
 - Ⓒ = 3' FT WIDE DOOR
 - Ⓓ = 10FT WIDE WINDOW
 - Ⓔ = 12' - 9" FT WIDE WINDOW

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 14, 2005
RIVERSIDE – REGULAR MEETING**

I. AGENDA ITEM NO. 6.7: CONDITIONAL USE PERMIT NO. 3451 – EA 40008 – Turna Lakhwinder – Pass & Desert Zoning District – Western Coachella Valley Area Plan – Fifth Supervisorial District – Located easterly of Indian Avenue, northerly of 20th Avenue in the Garnet area – 1.0 acre – Scenic Highway Commercial (C-P-S) Zoning – APN: 666-370-005. (Quasi-judicial)

II. PROJECT DESCRIPTION:

Project proposes to operate a convenience store within an existing building and include vehicle fuel sales and the sale of beer and wine for off-site premises consumption.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Maurice Borrows, Ph: (760) 863-7063 or E-mail at mborrows@rctlma.org.
Planning Department – Indio

The following spoke in favor to the subject proposal.
Dilip Aeharya – Applicant

No one spoke neutral or in opposition to the subject proposal:

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

The Planning Commission, by a vote of 4-0, (Chariman Zuppardo absent)

ADOPTED a De Minimis Finding as follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 40008**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40008 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED CONDITIONAL USE PERMIT NO. 3451, subject to the conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. TAPES:

The entire discussion of this agenda item can be found on Tape Nos. 4A. For a copy of the tapes, please contact Nikki Wyrick, Planning Commission Secretary, at (951) 955-3251 or E-mail at nwyrick@rctlma.org.