

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 14, 2009

SUBJECT: CONDITIONAL USE PERMIT NO. 3451, REVISED PERMIT NO. 1 – (Mitigated Negative Declaration) – Applicant: Lakhwinder Turna – Engineer / Representative: CJC Design, Inc. - Fifth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.2-0.35 FAR) – Location: Northerly of Avenue 20, southerly of Avenue 19, and easterly of Indian Avenue – 0.9 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The revised conditional use permit proposes to re-construct an approximately 3,000 square-foot convenience store, including the sale of motor vehicle fuel and sale of beer and wine (ABC Type 20) for off-premises consumption, and with this revised permit, to allow a 900 square-foot automatic car wash and six new fuel dispensers with a 3,500 square-foot canopy.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted upon by the Planning Commission on September 17, 2008.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41712** 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 a **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY** so that a license to allow the sale of beer and wine for off premises consumption in **CONDITIONAL USE PERMIT NO. 3451, REVISED PERMIT NO. 1**, may be issued by the California Department of Alcoholic Beverage Control, based upon the findings and conclusions incorporated in the staff report; and,

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:jd
8/21

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't R
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

APPROVED CONDITIONAL USE PERMIT NO. 3451, REVISED PERMIT NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: The original permit (CUP3451) was heard and approved unanimously by the Board of Supervisor's in November 2005 to operate a convenience store/gas station including the sale of motor vehicle fuel and the sale of beer and wine for off-premises consumption. The earlier proposal included renovating an existing building of approximately 2,000 square feet and a 1,200 square foot canopy covering eight fuel pumps to be used as a Valero service station. Access to the site was granted via one driveway along Indian Avenue and one along Avenue 20. Both driveways were located within the parameters of the property.

A revised permit was submitted in January 2008 with site changes including the re-construction of a 3,000 square-foot convenience store, the addition of a car wash, the sale of beer and wine for off-premises consumption, and includes a shared driveway access with the adjacent property (PP21436) to the east. The revised permit was approved by the Planning Commission in September 2008 with a condition to execute and record a reciprocal access easement for a shared driveway with PP21436.

A proposal for a hotel and vacant graded pads (PP21436) was submitted for the adjacent property located to the east in February 2006 and was approved by the Planning Director in March 2008. However, the Transportation Department has since reconfigured ingress/egress along Avenue 20 for the subject property, PP21436, and an existing Shell gas station easterly of the subject property. This reconfiguration will allow shared ingress/egress along Avenue 20 between PP21436 and the existing Shell gas station, thus, eliminating the need for the reciprocal access easement agreement between the subject property and PP21436 as approved by the Planning Commission.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 17, 2008
CITY OF LA QUINTA COUNCIL CHAMBERS**

- I. AGENDA ITEM 5.3 CONDITIONAL USE PERMIT NO. 3451, REVISED PERMIT NO. 1** - Intent to Adopt a Mitigated Negative Declaration – Applicant: Turna Lakhwinder Singh – Engineer/Representative: CJC Design Inc. - Fifth Supervisorial District - Pass and Desert Zoning District - Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Avenue 20, easterly of Indian Avenue, southerly of Avenue 19, and westerly of Little Morongo Road - 0.9 Gross Acres - Zoning: Scenic Highway Commerical (C-P-S) – APN(s): 666-370-005. (Quasi-judicial)

II. PROJECT DESCRIPTION

~~The revised conditional use permit proposes to re-construct an approximately 3,000 square foot convenience store, including the sale of motor vehicle fuel and sale of beer and wine for off-premises consumption, and to add an automatic car wash and six new fuel dispensers with canopy.~~

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Maurice Borrows, Ph: (760) 863-8277 or email mborrows@rctlma.org.

The following spoke in favor of the subject proposal:

Fred Cohen, Applicant's Representative, 14014 Maple St. #101, Corona, California 92808

The following spoke in favor of the subject proposal:

Dennis Elser, Neighbor, 39355 Hidden Heights Drive, Yucaipa, Ca 92399

Patsy Reeley, Other Interested Person, 10096 Line Oak, Cherry Valley

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

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41712** 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, REVISED PERMIT NO.1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of a **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY** so that a license to allow the sale of beer and wine for off premises consumption in **CONDITIONAL USE PERMIT NO. 3451, REVISED PERMIT NO. 1**, may be issued by the California Department of Alcoholic Beverage Control, based upon the findings and conclusions incorporated in the staff report.

Agenda Item No.: 5.3
Area Plan: Western Coachella Valley
Zoning District: Pass/Desert
Supervisory District: Fifth
Project Planner: Maurice Borrows
Planning Commission: September 17, 2008

Conditional Use Permit No. 3451,
Revised Permit No. 1
E.A. Number: 41712
Applicant: Lakhwinder Turna
Engineer/Rep.: CJC Design Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The revised conditional use permit proposes to re-construct an approximately 3,000 square-foot convenience store, including the sale of motor vehicle fuel and sale of beer and wine for off-premises consumption, and with this revised permit to allow an automatic car wash and six new fuel dispensers with canopy. The facility is located east of Indian Avenue and north of 20th Avenue, and south of Avenue 19 in the Pass/Desert Zoning District.

ISSUES OF POTENTIAL CONCERN:

The original Conditional Use Permit No. 3451 was approved by the Board of Supervisor's in November 2005 to operate a convenience store including the sale of motor vehicle fuel and the sale of beer and wine for off-premises consumption. The earlier proposal included renovating an existing building of approximately 2,000 square feet and a 1,200 square-foot canopy covering eight fuel pumps to be used as a Valero service station. The revised permit is for the re-construction and operation of an Arco service station which includes a car wash.

As of writing the staff report (9/4/08), the Transportation Department has requested the applicant to provide a driveway access easement adjacent to Avenue 20 in favor of the public. This is intended to coordinate with the reconstruction plans for the new I-10/Indian Avenue Bridge and interchange.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Abandoned gas station with existing building. |
| 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 | Land Use: Commercial Retail |
| 6. Project Data: | Total Acreage: Approximately 1 Acre |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41712** 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, REVISED PERMIT NO.1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of a **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY** so that a license to allow the sale of beer and wine for off premises consumption in **CONDITIONAL USE PERMIT NO. 3451, REVISED PERMIT NO. 1**, may be issued by the California Department of Alcoholic Beverage Control, 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 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 land use designation.
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 (C-P-S) to the north and east, I-10 Freeway to the south and the City of Palm Springs to the west.

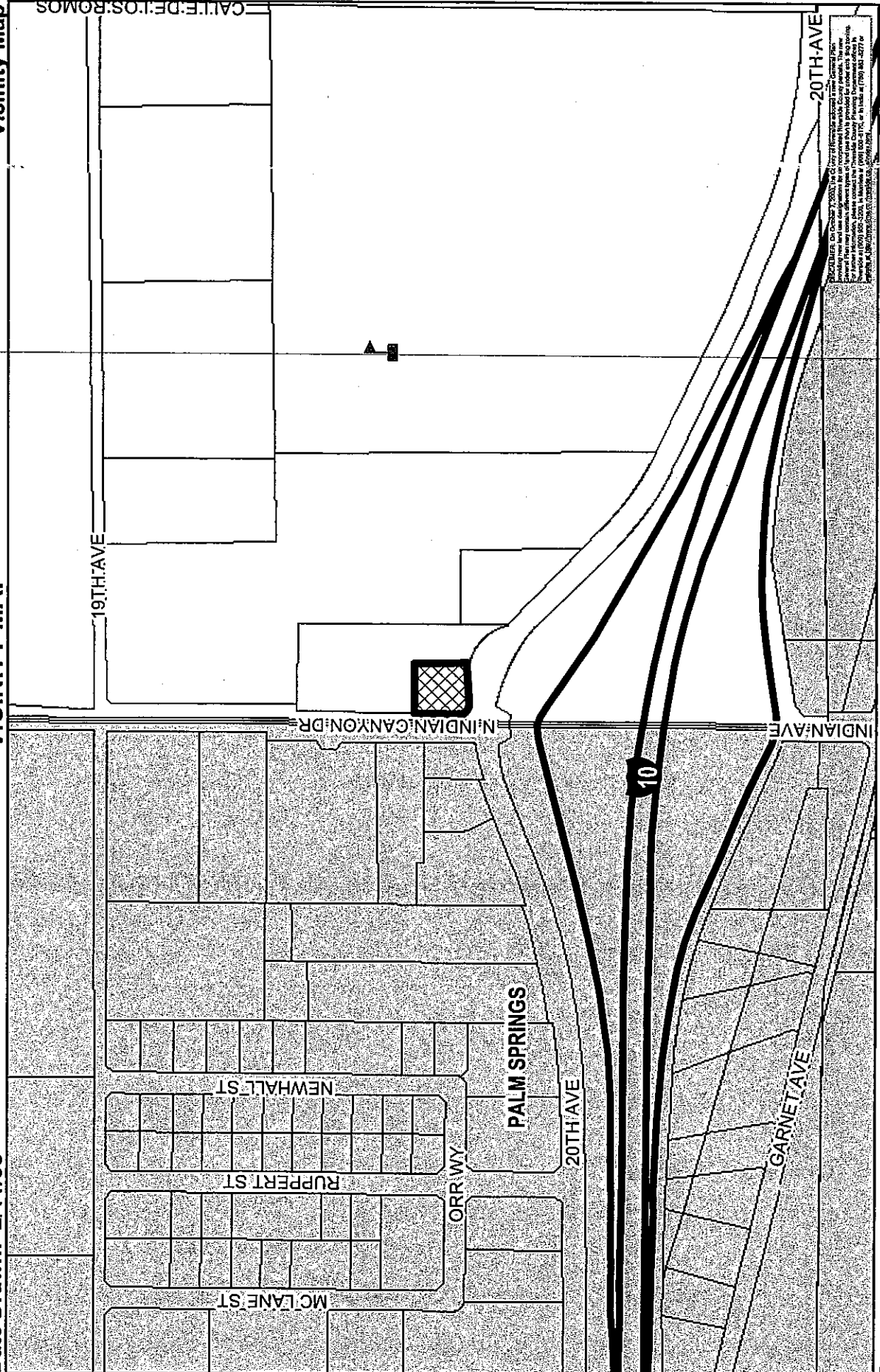
8. The project site contains an abandoned convenience store/gas station; land use surrounding the subject site is commercial and vacant.
9. Commercial retail uses, as well as hotels, restaurants, and industrial uses, have been constructed and are operating in the project's vicinity.
10. The Planning Department has concluded that the project is not located within 1,000 feet of an elementary school, secondary school, church, residence, or any public entity operating a public park or playground.
11. The State Department of Alcoholic Beverage Control has request a determination of "public necessity and convenience" for the new license.
12. Existing domestic water will be supplied by the Mission Springs Water District. Sewer will be provided by on-site septic system, however, the project must connect to sewer once it is provided by the District. Domestic water and sanitation shall be provided in conformance with the water and sewer policies of the General Plan.
13. The project is approximately 1¼ miles from a fire station and will provide additional on-site fire protection improvements, such as water system and fire hydrant, in conformance with the fire services policies of the General Plan.
14. The project is located at the northeastern corner of Indian Avenue (128' ROW) and Avenue 20 (118' ROW) and will provide appropriate street and off-site traffic mitigation such as Transportation Uniform Mitigation Fees (TUMF) and street improvements along the site frontage.
15. This project is within the sphere of influence of the City of Desert Hot Springs. The City of Palm springs is located to the west of the project site, across Indian Avenue.
16. The findings of the initial study performed pursuant to Environmental Assessment No. 41712 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.
17. Environmental Assessment No. 41712 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Air Quality
 - c. Biological Resources
 - d. Cultural Resources
 - e. Geology/Soils
 - f. Hazards & Hazardous Materials
 - g. Hydrology/Water Quality
 - h. Land Use/Planning
 - i. Public Services
 - j. Transportation/ Traffic
 - k. Utilities and Service Systems

~~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.~~

Superv. *r* Ashley
District 5
Date Drawn: 2/11/08

CUP03451R1 VICINITY MAP

Planner: Robert Howell
Date: 3/13/08
Vicinity Map



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

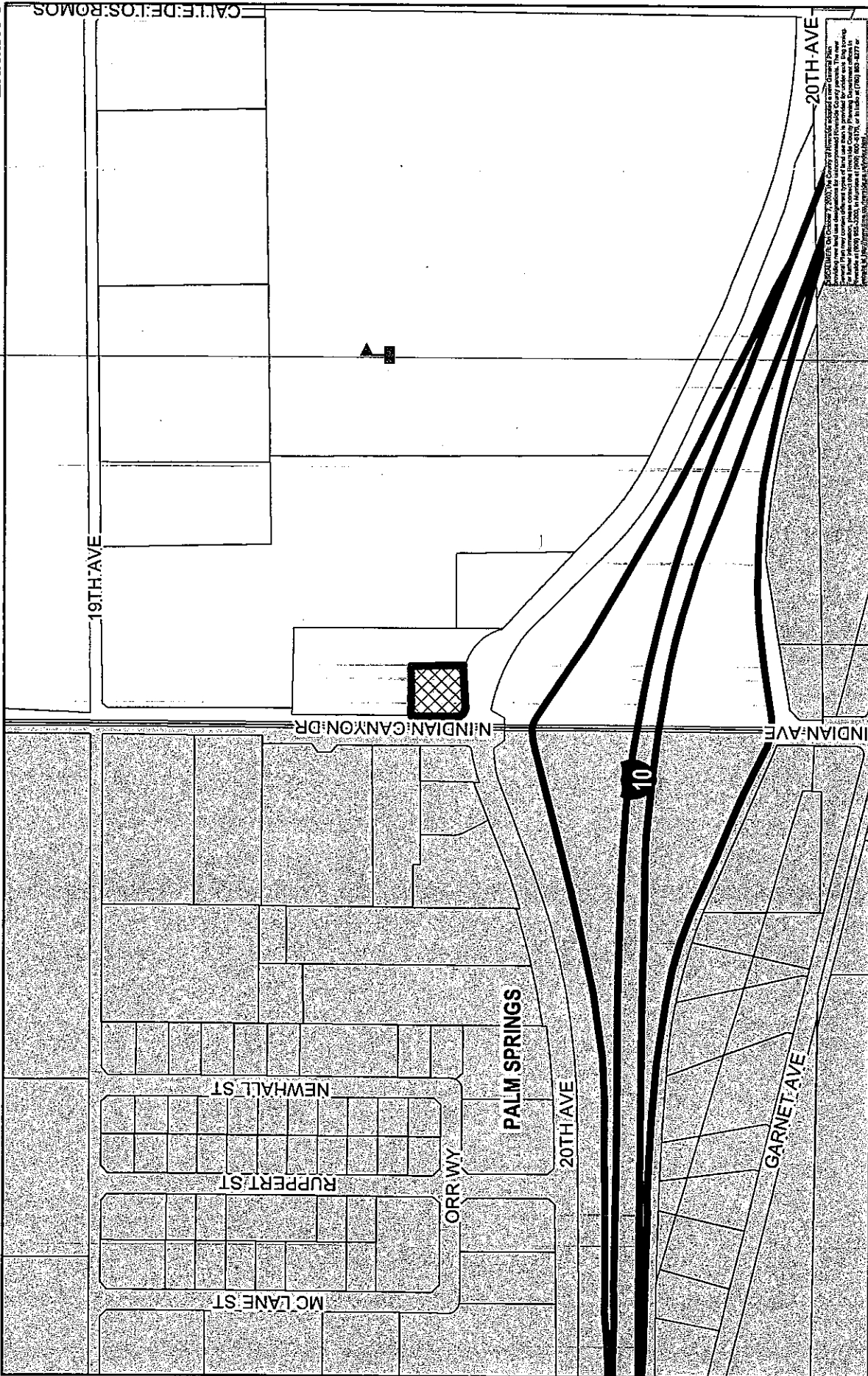
Assessors
Blk. Pg. 666-37
Thomas
Bros. Pg. 726 D4



Superv. Ashley
District 5
Date Drawn: 2/11/08

CUP 03451R1 POLICY AREAS

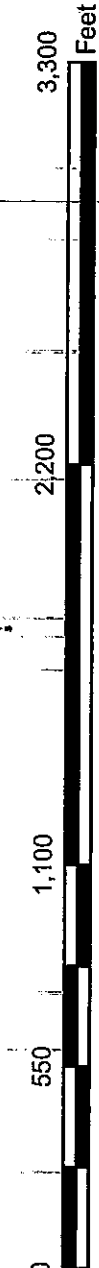
Planner: Robert Howell
Date: 3/13/08
Exhibit 8

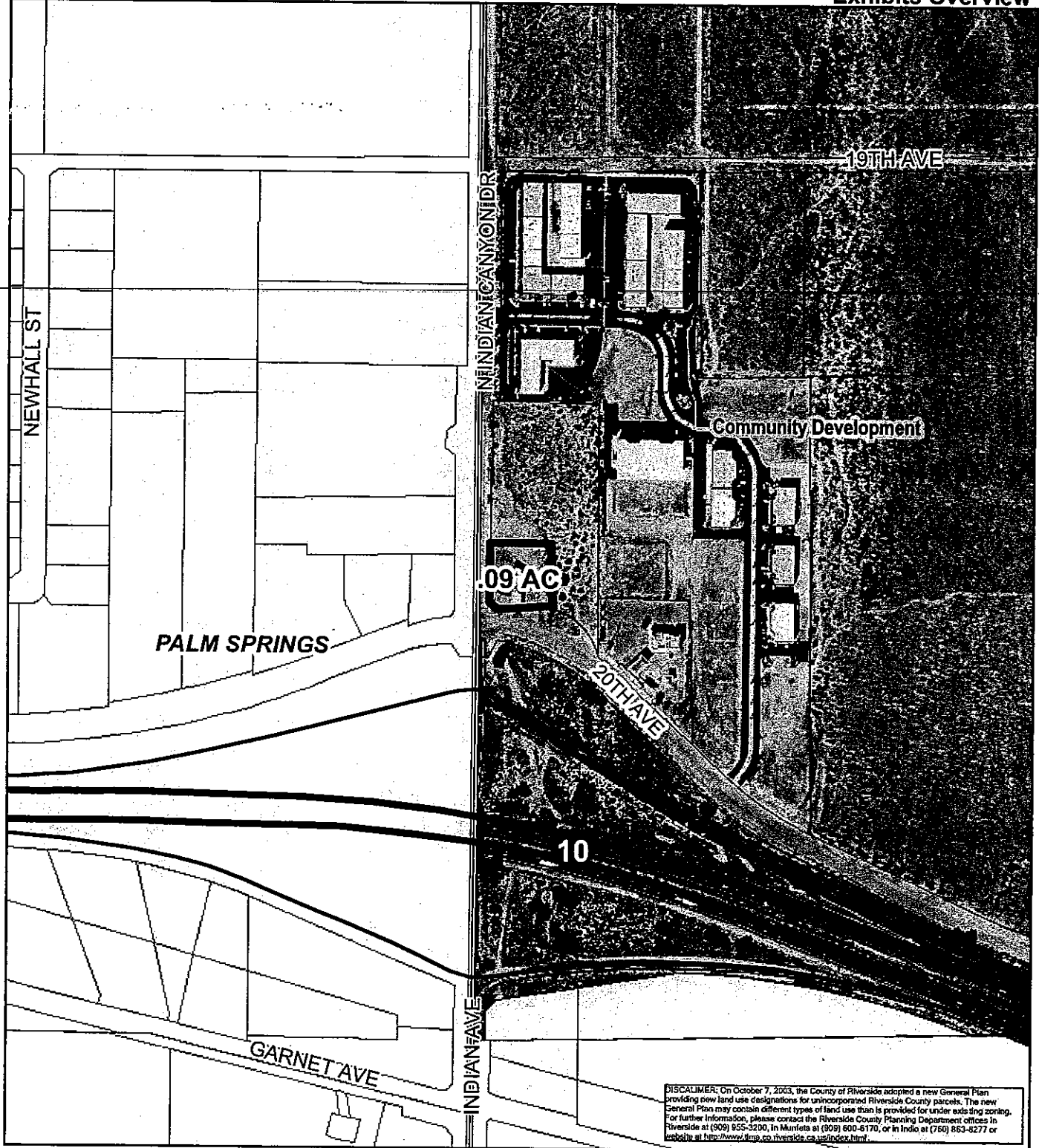


Zone
District: Pass & Desert
Township/Range: T3SR4E
Section : 14

RIVERSIDE COUNTY PLANNING DEPARTMENT

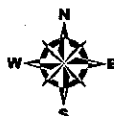
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RIVERSIDE COUNTY PLANNING DEPARTMENT

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



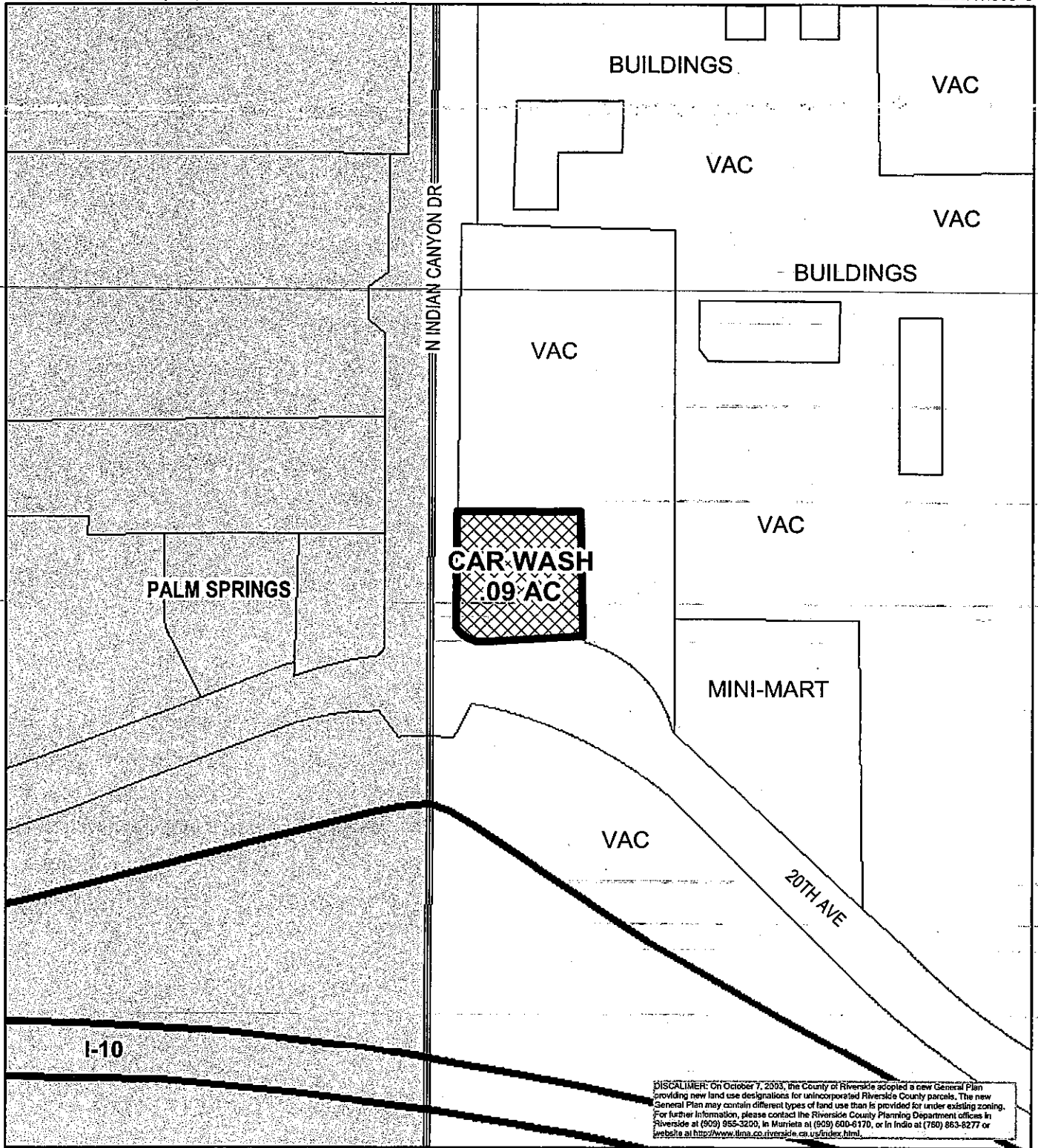
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Supervisor Ashley
District 5
Date Drawn: 2/11/08

CUP03451R1

Land Use

Planner: Robert Powell
Date: 3/13/08
Exhibit 1



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

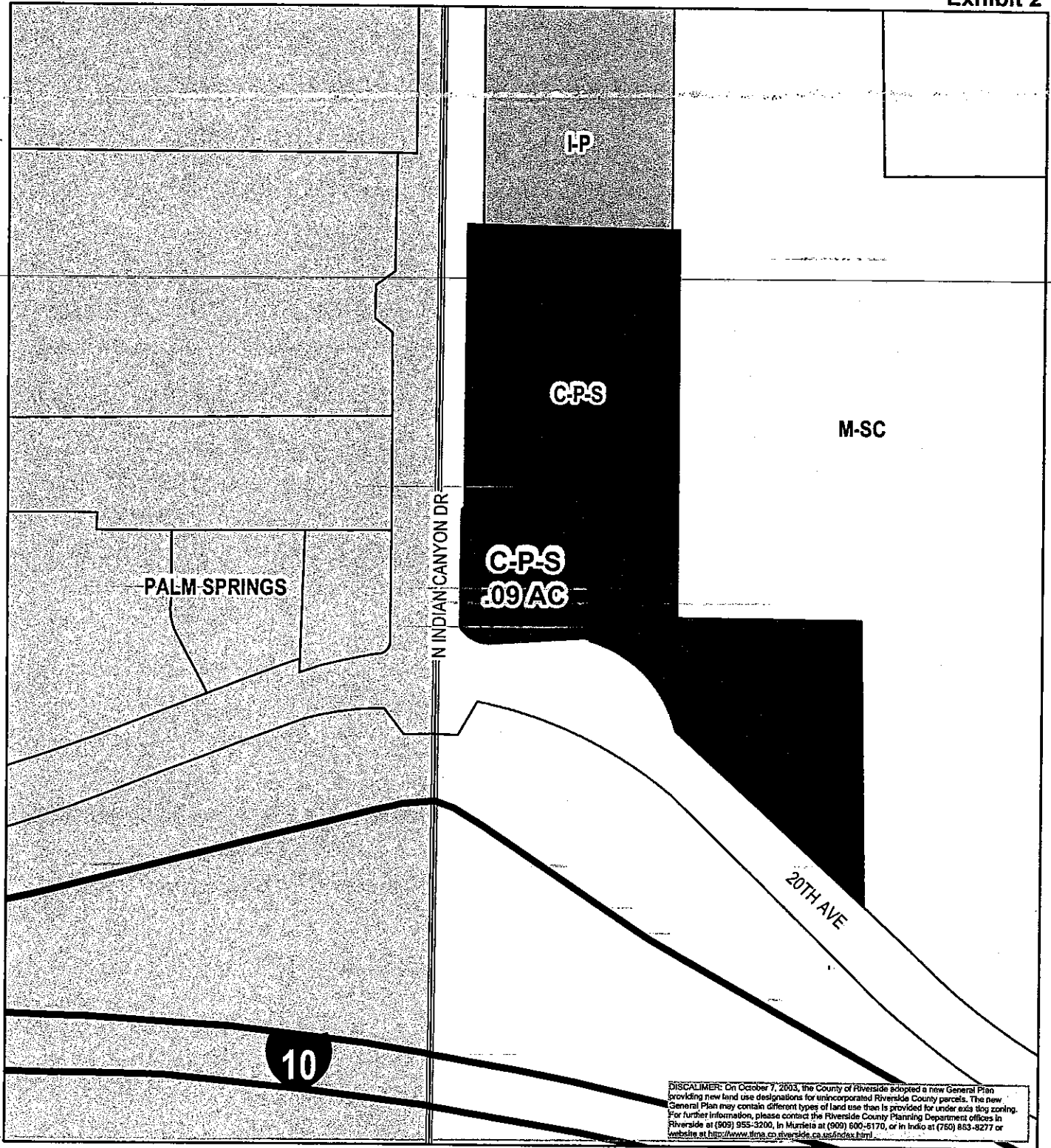
Assessors
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Thomas
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Supervisor Ashley
District 5
Date Drawn: 2/11/08

CUP03451R1
EXISTING ZONING

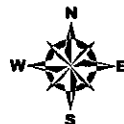
Planner: Robert Powell
Date: 3/13/08
Exhibit 2



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 Murrieta at (909) 600-5170, or in Indio at (760) 853-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

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



Assessors
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Thomas
Bros. Pg. 726 D4

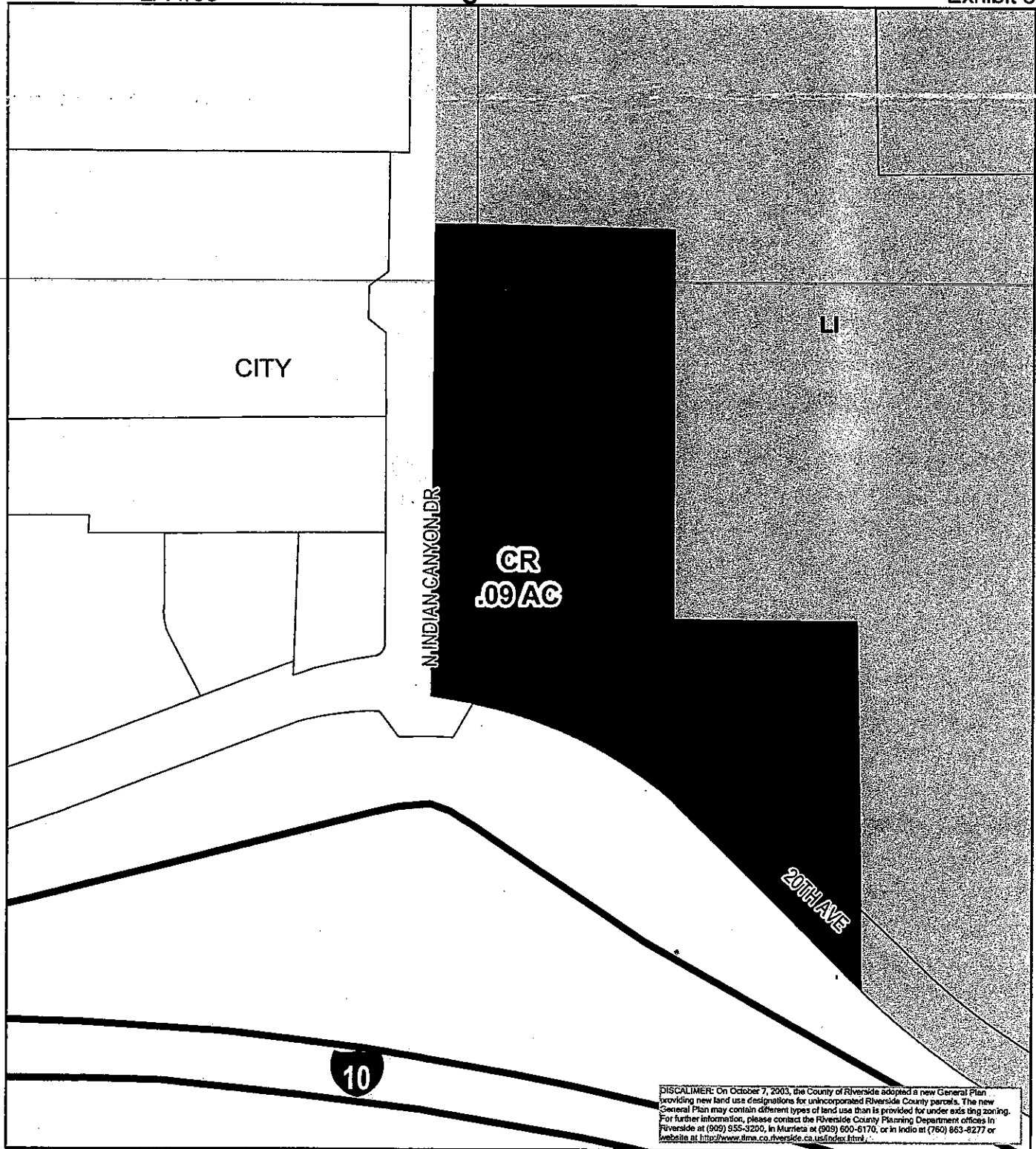


Supervisor Ashley
District 5
Date Drawn: 2/11/08

CUP03451R1

Existing General Plan

Planner: Robert Powell
Date: 3/13/08
Exhibit 5



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

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk.Pg. 666-37
Thomas
Bros. Pg. 726 D4

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41712

Project Case Type (s) and Number(s): Conditional Use Permit No. 3451, Revised Permit No. 1

Lead Agency Name: County of Riverside Planning Department

Address: 38686 El Cerrito Road, Palm Desert, CA 92211

Contact Person: Maurice Borrows

Telephone Number: 760-863-8277

Applicant's Name: Lakhwinder Singh Turna

Applicant's Address: 7590 Fairway Drive, Yucca Valley, CA 92284

I. PROJECT INFORMATION

A. Project Description: The revised conditional use permit proposes to re-construct an approximately 3,000 square foot convenience store, including the sale of motor vehicle fuel and sale of beer and wine for off-premises consumption, and with this revised permit to allow an automatic car wash and six new fuel dispensers with canopy. The facility is located east of Indian Avenue and north of 20th Avenue in the Pass/ Desert Zoning District.

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

C. Total Project Area: 0.9 Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 0.9	Lots: 1	Sq. Ft. of Bldg. Area: 3,000	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 666-370-005

E. Street References: The project site is located northerly of Avenue 20, southerly of Avenue 19, westerly of Little Morongo Road, and easterly of Indian Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 19, Township 3 South, Range 4 WestEast.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently developed with an abandoned service station and is surrounded by vacant land zoned for commercial uses to the north and east. The City of Palm Springs is located to the east and I-10 FWY is located approximately 600 feet to the south of the subject property.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Riverside County General Plan currently designates the project site as "Commercial Retail". The proposed project meets the requirements for the Commercial Retail (CR) land use designation and all other applicable land use policies. The project will not conflict with the overall intent of the CR designation; it is a reconstruction of an abandoned use which is similar.

2. **Circulation:** Adequate circulation facilities exist, are under construction, or will be constructed as part of the proposed project to serve the surrounding area and the project. The proposed project meets with 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 all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future business activities of this project. The proposed project will be built per building code regulations (Riverside County Ordinance No. 457) and will meet with all other applicable Safety Element policies.
5. **Noise:** Mitigation against any foreseeable noise sources in the area will be provided for in the design of any future projects. The proposed project meets with all other applicable Noise element policies.
6. **Housing:** The proposed project does not include any housing.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets with all other applicable Air Quality Element policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail (CR)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

	Foundation Component	Land Use Designation	Overlay/Policy Area
County of Riverside:			
north	Community Development	Commercial Retail (CR)	N/A
south	Community Development	Commercial Retail (CR)	N/A
east	Community Development	Commercial Retail (CR)	N/A
west	City of Palm Springs	Industrial	N/A

H. Adopted Specific Plan Information

- 1. Name and Number of Specific Plan, if any: N/A
- 2. Specific Plan Planning Area, and Policies, if any: N/A

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

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: To the north and east, the land is zoned Scenic Highway Commercial (C-P-S), to the south and west are the boundaries of the City of Palm Springs.

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

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

August 27, 2008

Date

Maurice Borrows

Printed Name

For Ron Goldman, Planning Director

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
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact: Indian Avenue is listed as an arterial road in the RCIP. The California Desert is a recreational resort area attracting substantial numbers of tourists and travelers. Desert area residents in the past have expressed concerns regarding obstructions of scenic vistas or views open to the public, including views of surrounding mountains. No landmark or unique features are part of the project. Due to the nature of the project as a commercial development, the project will create visual impacts to the surrounding area. Visual impacts would be reduced with site improvements including new landscaping, street improvement, sidewalk improvements, and dust control. The size, height and type of on-site advertising shall be the minimum necessary for identification and shall be approved pursuant to Ordinance No. 348 standards. Overhead electric and communication lines shall be placed underground unless the providing utility determines such under-grounding is infeasible. The property shall be required to conform to appropriate property maintenance standards. Construction related rubbish and debris shall be removed as provided by Section 1(F) of Ordinance No. 457.

Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 10 PLANNING 24 – Limit Outdoor Storage and 80 PLANNING 10 – Landscaping Coachella Valley Project Specific.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments and through Ordinance Nos. 348 and 457.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project is within 45 miles of the Mt. Palomar Observatory (Zone B) and light and glare from this project may reduce the usefulness of or interfere with the night time use of this major astronomical facility.

Mitigation: Compliance with Ordinance No. 655 as contained in condition of approval in the LMS, specifically 10 PLANNING 20 – Mt. Palomar Lighting Area.

Monitoring: Monitoring to be provided by the Building and Safety Department and by the California Institute of Technology, or other responsible organization, associated with the maintenance of the Mt. Palomar Observatory and through Ordinance No. 655.

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: The project will introduce new sources of nighttime light and glare into the area from street lighting, as well as outdoor lighting from industrial and other project-related uses. Spill of light onto surrounding properties, and "night glow" can be reduced by using hoods and other design features on light fixtures used within the proposed project. Inclusion of these design features in the project will be required through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Potential impacts associated with substantial light glare are reduced to below the level of significance through these standard County practices and procedures.

Existing residential uses within the vicinity of the proposed project will be subject to additional nighttime light levels due to additional street lights and other outdoor lighting throughout the project. However, the proposed project will reduce light spill to surrounding areas through the use of hoods and other design features. Inclusion of these design features in the project will be required through implementation of standard County conditions of approval, plan check and permit procedures.

Mitigation: None required

Monitoring: None required

AGRICULTURE 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?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of Farmland, to non-agricultural use?

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

Findings of Fact: The project is not directly affected by agriculture programs and land use standards of the RCIP. The project site is not designated as prime, statewide important, unique, or locally important farm 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 is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act.

Mitigation: None required

Monitoring: None required

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Air Quality Impacts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The project affects air quality issues as defined by the Air Quality Element of the RCIP, the threshold criteria of the Air Quality Handbook, 1993, South Coast Air Quality Management District and the 1990 SIP for PM10. While the project may exceed certain threshold criteria, this is not considered significant due to applied mitigation. Building construction shall comply with energy use guidelines in Title 24, CAC. The project shall comply with the applicable requirements of Ordinance No. 742 (PM10 Control in Urban Areas) and Installation of shade trees within the project area to reduce heat and act as wind barriers. Blowsand concerns are addressed in Section 19, below.

This approval process will address the short term (construction) impacts to air quality with the submittal of individual PM10 programs that comply with State and Federal Air regulations for the precise grading plans for this development application.

Mitigation: Compliance with the conditions of approval on file in the LMS, including 10 PLANNING 14 – Prevent Dust and Blowsand, 60 PLANNING 1 – PM10 Mitigation Plan. Building construction shall comply with energy use guidelines in Title 24, CAC. Compliance with the applicable requirements of Ordinance No. 742 (PM10 Control in Urban Areas).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring to be provided by the Building and Safety Department, Planning Department and affected state agencies and through Ordinance Nos. 457, 564 and 742

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Game 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 migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, CVMSHCP, On-site Inspection

Findings of Fact: The project site lies within the mitigation fee area of the Coachella Valley Fringe-Toed Lizard and mitigation fees will be paid through Ordinance 457. The project also lies within the fee area for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). Should the CVMSHCP become effective, Ordinance No. 875 will supersede the Fringe-toed lizard fee and will be operative fee.

Mitigation: Compliance with the measures set forth by the above referenced Habitat Conservation Plan, as required, and so contained in the conditions of approval on file in the LMS, including 10 PLANNING-26 – Ordinance 875 CVMSHCP Fee and 90 PLANNING 11 – Ordinance 875 CVMSHCP Fee.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring to be provided by the Building and Safety Department through Ordinance No. 875.

CULTURAL RESOURCES Would the project

7. Historic Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact: On-site surveys did not result in any historic resources located on site. The site currently contains an abandoned gas station and does contain two structures but none that could be deemed as significant historic resources. The report concluded that no known potentially significant resources will be adversely impacted by the proposed project. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Site inspection concluded that prehistoric cultural resources are "low" for the site; however, the project area has the potential to contained buried cultural resources. In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, State Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.

Mitigation: Compliance with conditions of approval on file in the LMS, including 10 PLANNING 28 –If Human Remains Found and 10 .PLANNING. 29 – Inadvertent Archaeological Find.

Monitoring: Monitoring to be provided by the Building and Safety Department.

8. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: Project Application Materials

Findings of Fact: No historic, prehistoric sties or isolated artifacts were detected during the pedestrian survey of the project site. Future construction and earth disturbance shall need to comply with the conditions of approve as mitigation to any archaeological impacts.

Mitigation: Compliance with conditions of approval on file in the LMS, including 10 PLANNING 28 –If Human Remains Found and 10 .PLANNING. 29 – Inadvertent Archaeological Find.

Monitoring: Monitoring to be provided by the Building and Safety Department.

9. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Directly or indirectly destroy a unique	<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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paleontological resource, or site, or unique geologic feature?

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

Findings of Fact: The site exhibits relatively flat topography and has a low probability of containing non-renewable paleontological resources and the nature of the proposed grading will not likely encounter buried paleontological resources. No unique geological feature exists within the project boundaries.

Mitigation: None required

Monitoring: None required

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact: No traces of active or potentially active faults have been mapped across the site and the site is not within an Alquist-Priolo Earthquake Fault Zone. The A-P zoned Banning (San Andreas) Fault is located about 4500 feet to the northeast of the site and the Garnet Hill fault about 4500 feet to the south. Review of available aerial photos revealed no indications of active faulting crossing or trending toward this site. Therefore the potential for surface fault rupture to affect this site is considered very low.

The project will be required to implement the site-specific recommendations in the recommendations presented in Geo No. 2026 such as, the proposed development must be designed in accordance with the requirements of the latest edition of the Uniform Building Code (UBC) or the California Building Code (CB). The UBC/CBC provides procedures for earthquake resistant structural design that include considerations for on-site soil conditions, seismic zoning, occupancy, and the configuration of the structure including the structural system and height. Also, the proposed building areas should be overexcavated to a depth of 5 feet below existing ground or 3 feet below the bottom elevations of the proposed footings. The exposed over excavation bottoms should exhibit an in-place relative compaction of at least 85% as-determined by ASTM D-1557 prior to preparing these areas to place fill. The approved bottoms should be scarified to a depth of at least 6 inches, brought to optimum moisture content and compacted to a minimum of 90% of the maximum dry density prior to placing any fill.

Mitigation: None required

Monitoring: None required

11. Liquefaction Potential Zone

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to seismic-related ground failure, including liquefaction?

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-3 "Generalized Liquefaction"

Findings of Fact: Except for the potential for strong seismic shaking, the potential for the site to be affected by other secondary seismic hazards such as liquefaction is also considered low.

Mitigation: None required

Monitoring: None required

12. Ground-shaking Zone

Be subject to strong seismic ground-shaking?

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: The project is located within Ground Shaking Zone IV. Project development would be conditionally compatible within the subject ground shaking zone subject to compliance with the Uniform Building Code, Ordinance No. 457, as required prior to issuance of building permits. To reduce the risks associated with seismically-induced ground shaking, engineered design and earthquake-resistant construction increases safety and allows development in seismic areas. The UBC requires the developer to take the location and type of subsurface materials into consideration when designing or retrofitting foundations and structures for a particular site. Because the proposed project is in Seismic Zone 4, structures are required to be designed in accordance with parameters of Chapter 16 of the current UBC. Therefore, adequate structural protection in the event of an earthquake would be provided, thus reducing impacts from strong seismic ground shaking to a less than significant level.

Mitigation: None required

Monitoring: None 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: The project is not affected by landslide or rockfall risks as the project site is relatively level and not adjacent to any cliffs or boulder covered slopes.

Mitigation: None required

Monitoring: None 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: Resolution No. 94-125

Findings of Fact: Land subsidence occurs when large amounts of ground water have been withdrawn from certain types of rocks, such as fine-grained sediments. The rock compacts because

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the water is partly responsible for holding the ground up. When the water is withdrawn, the rocks fall in on itself. The project will not be affected by ground subsidence.

Mitigation: None required
Monitoring: None 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: On-site Inspection, Project Application Materials

Findings of Fact: Except for the potential for strong seismic shaking, the potential for the site to be affected by other secondary seismic hazards such as seiche/tsunami, liquefaction, subsidence, land sliding or seismically induced flooding is also considered low.

Mitigation: None required
Monitoring: None required

16. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials

Findings of Fact: The project is not affected by significant topography, surface features, or slopes. The elevation varies slightly on the site, which is largely flat in nature. The Environmental Health Department will review for any impacts to subsurface sewage disposal systems, if proposed for the project, prior to the issuance of construction permits as required by Ordinance No. 457 and conditions of that department on file in the LMS.

Mitigation: None required
Monitoring: None required

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact: The project will not result in substantial soil erosion or loss of topsoil, and is not located on expansive soil. However, at the completion of grading, the building pad soils should be tested to confirm the expansion characteristics of the graded site relative to the footing and slab design provisions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required
Monitoring: None required

18. Erosion

- a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?
- 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"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys
Findings of Fact: The proposed project is in relatively flat terrain. The site is not adjacent to a river, stream, or lake bed. Therefore, the project will not result in a significant change in disposition, siltation or erosion. The County's SCA and BMPs in conjunction with the SWPPP will minimize the potential for erosion and siltation during construction.
Mitigation: None required
Monitoring: None 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?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484
Findings of Fact: The project would be influenced by wind erosion and blowsand issues during project grading. Blowsand is a maintenance concern as it creates drifting sand dunes and also acts as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. Air quality and PM10 concerns are addressed in Section No. 5, above.
Mitigation: Compliance with the Building Department's Grading Section's requirements as contained within the conditions of approval on file in the LMS. Soil stabilization methods shall be utilized to control wind and water erosion on graded but undeveloped portions of the project site as provided by conditions of approval on file in the LMS, including 10 PLANNING 14- Prevent Dust & Blowsand.
Monitoring: Monitoring to be provided by the Building and Safety Department, and through Ordinance Nos. 348 and 457.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. 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?
- 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?
- c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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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evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

Source: Project Application Materials

Findings of Fact: The project is for a service station which distributes fuel for public purchase and will utilize underground storage tanks on site. Utility easements of record shall be observed and unauthorized disturbance shall be prohibited as provided by law; see also Section 46, below.

Emergency access and evacuation issues are addressed in Section 34, below. No known hazardous waste site exists on or near the project site.

Mitigation: Compliance with the conditions of approval on file in the LMS, including 10 E. HEALTH 1 – Hazmat UST Permits, and 10 FIRE 5 – #84 Tank Permits.

Monitoring: Monitoring to be provided by the Building and Safety Department, and through Ordinance Nos. 348 and 457.

21. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

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?

d) For a project within the vicinity of a private airstrip, 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

Findings of Fact: The project site is not within an airport influence area. The project is not inconsistent with an Airport Master Plan and does not require review by the Airport Land Use Commission. The project is not adjacent to or significantly influenced by a private airstrip or heliport.

Mitigation: None required.

Monitoring: None required.

22. 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?

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-11 "Wildfire Susceptibility," GIS database

Findings of Fact: The project is not located within a High Fire Area identified by Ordinance No. 546.

Mitigation: None required.

Monitoring: None required.

HYDROLOGY AND WATER QUALITY Would the project

23. 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 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?

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?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

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 and odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Mission Springs Water District Letter dated February 15, 2008

Findings of Fact: The project may have an effect on water quality issues identified in the RCIP, such as erosion-sedimentation, "nonpoint source" pollution and agricultural runoff. Projects one acre or greater in size, individually or cumulatively, are subject to NPDES regulations, including provisions for best management practices, both during and after construction activities. The project will require water service as provided by the Mission Springs Water District, the water server draws groundwater by local wells in the area and the proposed development will use these supplies, however, the demand of the project will be individually minimal on regional groundwater resources.

The project shall provide for water conservation as provided by the building code and by the applicable water-efficient landscaping requirements of Article XIXf of Ordinance No. 348, and through

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Planning Department review of landscaping and irrigation plans required by conditions of approval on file in the LMS.

Mitigation: The project shall comply with the requirements for water service by the Mission Springs Water District, as contained in the conditions of approval in LMS including 10 .PLANNING. 27 – MSWD Letter and 90 .PLANNING. 12 — Comply with Landscape/Irrigation, and 10 FLOOD 1 – Flood Hazard Report.

Monitoring: The monitoring will be provided by the Building and Safety Department.

24. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact: Conditional Use Permit No. 3451, Revision Number 1 is a proposal to construct and operate a convenience store and fuel station in the North Palm Springs area. The 1-acre site is located at the northeast corner of Indian Avenue and 20th Avenue.

According to the Riverside County Flood Hazard Report, the site is impacted by sheet flow type flooding from North Palm Springs Wash, which has a drainage area of over 7 square miles and a flowrate of over 2,400 cfs. Most of this stormwater runoff is conveyed in Indian Canyon Avenue and "flow through areas" within the neighboring commercial developments.

The entire site is located within the delineated Flood Zone B floodplain limits for shallow flooding from Mission Creek as shown on Panel Number 060245-0900D of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The original approved conditional use permit was a proposal to operate an existing convenience store and did not propose any new structures. Therefore the District had no objection to that proposal in August 2005 and warned that the existing building and improvements may be damaged by flooding during large storm events. However, now the revised project proposes new construction and is subject to all the current requirements of a new land-use proposal.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The finished floor of all new buildings shall be constructed a minimum of 24 inches above the highest adjacent ground. New construction should comply with all applicable ordinances. These flood proofing measures will protect the improvements from flooding. However, a storm of unusual magnitude may still cause some damage.

Mitigation: The project shall comply with the requirements for water service by the Mission Springs Water District, as contained in the conditions of approval in LMS including 10 .PLANNING. 27 – MSWD Letter and 90 .PLANNING. 12 — Comply with Landscape/Irrigation, and 10 FLOOD 1 – Flood Hazard Report, 10 FLOOD RI 7 – Use Elevated Finish Floor.

Monitoring: The monitoring will be provided by the Building and Safety Department.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact: The site contains an abandoned gas station and is designated Commercial Retail (CR) in the Western Coachella Valley Area Plan (WCVAP). CR land use designation allows commercial retail and related uses including gas station and a convenience store uses. The proposed project is consistent with this existing General Plan designation as shown on Figure 9, Riverside County General Plan Land Use Designations.

The proposed project is located across the street from the City of Palm Springs and within the sphere of influence of the City of Desert Hot Springs. No comments were received from either cities in response to transmitted plans for review and comment. See also discussion under Sections I and II, herein, as it relates to project land use, zoning and general plan consistency.

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 10 .PLANNING. 1 – Compliance with Ordinances/Codes.

Monitoring: Monitoring to be provided by Planning Department and Building and Safety Department through Ordinance No. 348.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact: Conditional Use Permit 03451, Revision Number 1 is a proposal to construct and operate a convenience store and fuel station in the North Palm Springs area on a site which contains an abandoned gas station.

The proposed project is for a convenience store including the sale of motor vehicle fuel and the sale of beer and wine for off-premises consumption on a site with an existing, abandoned service station, which is a conditionally permitted use within the Scenic Highway Commercial (C-P-S) zoning district of the site. All applicable development standards are being met as shown on submitted plans and project application materials.

The project does not divide and will not disrupt the physical arrangement of the existing community or the cities of Palm Springs and Desert Hot Springs. Impacts are considered less than significant.

Mitigation: None required

Monitoring: None required

MINERAL RESOURCES Would the project

27. Mineral Resources

a) 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?

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?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact: The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

Mitigation: None required

Monitoring: None 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

28. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: The project site is not located within an airport influence area or private airstrip.

Mitigation: None required

Monitoring: None required

29. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is located approximately 1/4 mile from an active railroad line but the nature of the use is commercial and is considered compatible with railroad noise element which is considered moderate in the RCIP.

Mitigation: None required

Monitoring: None required

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is influenced by noise issues as identified in the General Plan, Noise Section, the nearest highway (I-10) is approximately 1/4 mile to the south of the project site, but the nature of the use is commercial and is considered compatible with highway noise element which is considered moderate in the RCIP.

Mitigation: None required

Monitoring: None required

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: None required

Monitoring: None required

32. 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: None required

Monitoring: None required

POPULATION AND HOUSING Would the project

33. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: There are no existing habitable residences on the site, thus the project will not displace existing housing. The site is not located in a County Redevelopment Area. The project could encourage additional residential developments in the area, but the development would have to be consistent with the land uses designated with the General Plan; therefore, the project would not cumulatively exceed regional or local population projections.

Mitigation: None required

Monitoring: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: None required
Monitoring: None required

35. Sheriff Services

Source: RCIP, Sheriff's letter dated March 11, 2008

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff services.

Mitigation: Compliance with conditions of approval on file in LMS, including and 10 .PLANNING. 30 – Sheriff Letter.
Monitoring: Monitoring shall be provided by the Planning and Building & Safety Department and through Ordinance Nos. 348 and 659.

36. Schools

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the boundary of the Palm Springs Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services.

Mitigation: None required
Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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37. Libraries

Source: RCIP

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services.

Mitigation: None required

Monitoring: None required

38. Health Services

Source: RCIP

Findings of Fact: The use of the approximately 97-acre site would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: None required

Monitoring: None required

RECREATION

39. 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 C.S.A. 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: The proposed project will not require the construction or expansion of recreational facilities. Therefore, there are no impacts associated with recreational facilities.

The project is not located within a C.S.A. or recreation and park district. The proposed project is not subject to Quimby Fees (Section 10.35 of Ordinance No. 460) as these fees only apply to residential developments. Therefore, there will be no impacts associated with recreational facilities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required
 Monitoring: None required

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The proposed project is not required to provide recreational trails within the project area nor along the adjacent roadways. The project proponent will be required to pay development impact fees pursuant to Riverside County Ordinance No. 659, which includes a component for the development of Regional Multipurpose Trails. Compliance with this regulatory requirement reduces the project's impact to below the level of significance.

Mitigation: None required
 Monitoring: None required

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) 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"/>
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e) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Substantially increase hazards 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"/>
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g) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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h) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The project will generate traffic to the area and regional transportation system. Sufficient right-of-way shall be acquired and dedicated along Indian Avenue and Avenue 20. Ingress/egress to the site will be granted via driveways along Indian Avenue and Avenue 20. Both Indian Avenue and Avenue 20 are paved and will be improved per the Transportation Department standards. The addition of project traffic to the existing and planned circulation system has the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential to result in direct and cumulative impacts to intersections, roadway segments, and would increase trip generation and alter the distribution of traffic.

A reciprocal access easement shall be filed and recorded in favor of the public to allow access to the adjacent project (PP21436).

Mitigation: Compliance with the Transportation Department's requirements as contained within the conditions of approval on file in the LMS, including 10 TRANS 4 – ROW Exceeds/Vacation, 10 TRANS 5 – Standard Intro. 3 (Ordinance 460/461, 10 TRANS 7 – TS/Conditions, 20 TRANS 1 – Reciprocal Access, 80 TRANS 4 – ROW Dedication.

Monitoring: Monitoring to be provided by the Transportation Department through Ordinances Nos. 461, 499, and 673.

42. Bike Trails

Source: RCIP

Findings of Fact: According to the WCVAP Figure 8, a Class I Bike path is planned along the Indian Canyon Drive from Washington Street to the northwestern boundary of the Western Coachella Valley near the Pacific Crest Trail. This planned Class I Bike path roughly parallels the I-10 freeway. This Class I Bike Trail will ultimately connect to other trails throughout the County. There are no other recreational trails planned or adjacent to the project site. The project is required to pay all development impact fees and regional park fees, which will offset any incremental increase in demand for or usage of bicycle trails. Therefore, the potential for impact will be less than significant.

Mitigation: None required

Monitoring: None required

UTILITY AND SERVICE SYSTEMS Would the project

43. 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?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review, Mission Springs Water District letter dated February 15, 2008

Findings of Fact: The Mission Springs Water District shall provide water services to the proposed project site. The project will not result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: Compliance with conditions of approval on file in LMS, including 10 PLANNING 27 – MSWD Letter and 80 E HEALTH 6 – Water Will Serve.

Monitoring: Monitoring shall be done by both the Planning and Building and Safety Departments.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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44. Sewer

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 checked="" type="checkbox"/>	<input 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

Findings of Fact: Sewer services to the proposed project site is provided by an on site septic system. Significant impacts to sewer and waste water facilities are not anticipated with existing or future development.

Mitigation: Compliance with conditions of approval on file in LMS, including 10 .PLANNING. 27 – MSWD Letter, 80 E Health 4 – Percolation Test Required, and 80 E Health 5 – Septic Plans.

Monitoring: Monitoring shall be done by both the Planning and Building and Safety Departments.

45. 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"/>
b) 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"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: The proposed project is expected to have an impact upon the area landfills. However, overall impacts are expected to be less than significant. The County Integrated Waste Management Plan shall govern collection, disposal and recycling of solid waste generated by this project.

Mitigation: None required

Monitoring: None required

46. Utilities

a) 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"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities (drainage facilities) that support local systems. The project will not conflict with adopted energy conservation plans.

Mitigation: None required
Monitoring: None required

MANDATORY FINDINGS OF SIGNIFICANCE

47. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not 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.

48. 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 other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The project as proposed would have cumulative, but non-significant, impacts on Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use/ Planning, Public Service,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Transportation/Traffic, and Utilities/Service Systems. These items are discussed individually elsewhere in this initial study.

50. 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: While no prior CEQA documents were used in preparing the EA, other non CEQA documents listed below were considered.

RCIP: Riverside County Integrated Project

Mission Springs Water District Letter dated February 15, 2008

Location Where Earlier Analyses, if used, are available for review:

County of Riverside Planning Department
 38686 El Cerrito Road
 Palm Desert, CA 92211

09/10/09
10:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

ADDITIONAL USE PERMIT Case #: CUP03451R1

Parcel: 666-370-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a convenience store, including the sale of motor vehicle fuel and the sale of beer and wine for off-premises consumption, and this revised permit provides for the reconstruction of the convenience store site and an automatic car wash and six new fuel dispensers with canopy, located within Assessors Parcel No. 666-370-005.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP03451R1. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE* - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3451, Revised Permit No. 1, shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit, Revised Permit No. 1

- Exhibit A-1, Amended No. 2, (site plan),
- Exhibit B-1, B-2, B-3, B-4, and B-5 (elevations),
- Exhibit C-1, C-2 (floor plans),
- Exhibit D, Amended No.1, (conceptual grading plan).
- Exhibit D, Amended No.1, (conceptual grading plan),
- Exhibit E, Amended No.1, (conceptual planting plan).

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10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

The project developer 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 this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE* -PM10 PLAN REQUIRED

RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

10.BS GRADE. 2 USE*TRANS & CVWD REVIEW REQ'D

RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE-HAZMAT UST PERMITS

RECOMMND

Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy. Contact HazMat Division at (951) 358-5055 for details.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE -#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be ___ GPM for a ___ hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2-1/2") shall be located at less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 5 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

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10. GENERAL CONDITIONS

10.FIRE. 6

USE-#89-RAPID HAZMAT BOX

RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 03451, Revision Number 1 is a proposal to construct and operate a convenience store and fuel station in the North Palm Springs area. The 1-acre site is located at the northeast corner of Indian Avenue and 20th Avenue.

Our review indicates the site impacted by sheet flow type flooding from North Palm Springs Wash, which has a drainage area of over 7 square miles and a flowrate of over 2,400 cfs. Most of this stormwater runoff is conveyed in Indian Canyon Avenue and "flow through areas" within the neighboring commercial developments.

The entire site is located within the delineated Flood Zone B floodplain limits for shallow flooding from Mission Creek as shown on Panel Number 060245-0900D of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The original approved conditional use permit was a proposal to operate an existing convenience store and did not propose any new structures. Therefore the District had no objection to that proposal in August 2005 and warned that the existing building and improvements may be damaged by flooding during large storm events. However, now the revised project proposes new construction and is subject to all the current requirements of a new land-use proposal.

The finished floor of all new buildings shall be constructed a minimum of 24 inches above the highest adjacent ground. New construction should comply with all applicable ordinances. These floodproofing measures will protect the improvements from flooding. However, a storm of unusual magnitude may still cause some damage.

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET

RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

~~10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS~~

~~RECOMMND~~

~~The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.~~

10.FLOOD RI. 7 USE ELEVATE FINISH FLOOR

RECOMMND

The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

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

RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

~~10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND~~

~~Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT A.~~

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

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 any other pertinent ordinance.

10.PLANNING. 7 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 8 USE - LANDSCAPE MAINTENANCE RECOMMND

Landscape planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections.

10.PLANNING. 9 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the sale of beer and wine for off-premises consumption, the permittee shall maintain and keep in effect valid licensing approval from California Alcoholic Beverage Control Board, 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 with regards to the sale of beer and wine for off-premises consumption.

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10. GENERAL CONDITIONS

10. PLANNING. 10 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 5 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to :00 a.m., and 65 db(A), 10-minute LEO, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10. PLANNING. 11 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10. PLANNING. 12 USE - AGRICULTURE CODES

RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall include the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - AGRICULTURE CODES (cont.) RECOMMND

office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 13 USE - NO EA FOR GRADING RECOMMND

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed 1,000 cubic yards of cut and 1,000 cubic yards of fill.

10.PLANNING. 14 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 15 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP3451 shall become null and void upon final approval of CUP3451R1 by the County of Riverside.

10.PLANNING. 16 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of 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.

10.PLANNING. 17 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

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10. GENERAL CONDITIONS

10. PLANNING. 18

USE - BEER & WINE RESTRICTIONS

RECOMMND

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

~~a. Only beer and wine may be sold.~~

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - SITE MAINTENANCE

RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

~~10.PLANNING. 20 USE - MT PALOMAR LIGHTING AREA~~

~~RECOMMND~~

~~Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.~~

10.PLANNING. 21 USE - COMPLY WITH NPDES

RECOMMND

~~Since this project is one (1) acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.~~

10.PLANNING. 22 USE - LIMIT OUTDOOR STORAGE

RECOMMND

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or less within the entire premises.

~~10.PLANNING. 23 USE - CONFORM TO ELEVATIONS~~

~~RECOMMND~~

~~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.~~

10.PLANNING. 24 USE - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

~~10.PLANNING. 25 USE - BUSINESS LICENSING~~

~~RECOMMND~~

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business

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10. GENERAL CONDITIONS

10.PLANNING. 25 USE - BUSINESS LICENSING (cont.) RECOMMND

license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 26 USE - ORD 875 CVMSHCP FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open ~~space and habitat~~, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of ~~the fee for commercial or industrial development~~ shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

10.PLANNING. 27 USE - MSWD LETTER RECOMMND

The permit holder shall remain in compliance with the utilities requirements of the Mission Springs Water District's letter dated February 15, 2008, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 30 USE - SHERIFF'S LETTER RECOMMND

The permit holder shall remain in compliance with the security requirements of the Sheriff's letter dated March 11, 2008, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 36 USE - COMPLY WITH ORD. 655 RECOMMND

All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

10.PLANNING. 37 USE - GEO 2026 RECOMMND

County Geologic Report (GEO) No. 2026, submitted for this project (CUP03451R1) was prepared by Geo Environ and is ~~entitled: "Preliminary Geotechnical Investigation for Foundation Design, Proposed ARCO/ampm Service Station Facility, 20000 Indian Avenue, Palm Springs, California, Job No. 08-548P"~~, dated April 2, 2008. In addition, Geo Environ submitted the following reports:

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - GEO 2026 (cont.)

RECOMMND

1."Response to Soils Engineering Review Sheet dated 6/2/08 by the County of Riverside, 20000 Indian Avenue, North Palm Springs, Riverside County, California, Job No. 08-548P.2" dated June 23, 2008.

2."Response to Soils Engineering Review Sheet dated 6/2/08 by the County of Riverside, 20000 Indian Avenue, North Palm Springs, Riverside County, California, Job No. 08-548P.3" dated June 23, 2008.

These additional reports are now included as part of GEO 2026.

GEO No. 2026 concluded:

1.No traces of active or potentially active faults have been mapped across the site and the site is not within an Alquist-Priolo Earthquake-Fault-Zone. The A-P zoned Banning (San Andreas)Fault is located about 4500 feet to the northeast of the site and the Garnet Hill fault about 4500 feet to the south. Review of available aerial photos revealed no indications of active faulting crossing or trending toward this site. Therefore the potential for surface fault rupture to affect this site is considered very low.

2.Except for the potential for strong seismic shaking, the potential for the site to be affected by other secondary seismic hazards such as seiche/tsunami, liquefaction, subsidence, landsliding or seismically induced flooding is also considered low.

GEO No. 2026 recommended:

~~1.Due to the potential for this site to experience strong seismic shaking during the lifetime of the proposed improvements, all structures should be designed in accordance with the latest provisions of the most recent edition of the California Building Code for a site located about 4500 feet from a CBC Type A seismic source and overlying a CBC Site Class D (stiff) soil. The site should be expected to experience a peak ground acceleration of about 0.69g with a 10% probability of exceedence in 50 years.~~

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - GEO 2026 (cont.) (cont.)

RECOMMND

2.The proposed building areas should be overexcavated to a depth of 5 feet below existing ground or 3 feet below the bottom elevations of the proposed footings. The exposed overexcavation bottoms should exhibit an in-place relative compaction of at least 85% as determined by ASTM D-1557 prior to preparing these areas to place fill. The approved bottoms should be scarified to a depth of at least 6 inches, brought to optimum moisture content and compacted to a minimum of 90% of the maximum dry density prior to placing any fill.

3.All fill soils should be placed in 6 inch lifts, brought to optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D-1557 and verified by field density testing.

4.At the completion of grading, the building pad soils should be tested to confirm the expansion characteristics of the graded site relative to the footing and slab design provisions.

GEO No. 2026 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2026 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 38 USE - PERMIT SIGNS SEPARATELY

RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 39 USE - VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - VIABLE LANDSCAPING (cont.)

RECOMMND

Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LNDSACP/IRRIG INSTALL INS."

~~10.PLANNING. 40 USE - LANDSCAPING REVIEW/COMPL~~

~~RECOMMND~~

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY LANDSCAPING plans.

10.PLANNING. 41 GEN - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 42 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

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10. GENERAL CONDITIONS

10.PLANNING. 42

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being 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 its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

TRANS DEPARTMENT

10.TRANS. 4

USE - R-O-W EXCEEDS/VACATION

RECOMMND

If the existing right-of-way along Indian Canyon Drive and 20th Avenue exceeds that which is required for this project, the project proponent may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - STD INTRO 3 (ORD 460/461)

RECOMMND

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 Ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 6 USE - ENCROACHMENT PERMIT

RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the county road right-of-way.

10.TRANS. 7 USE - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Indian Avenue [NS] at:

I-10 EB Ramps

I-10 WB Ramps

20th Avenue

Project Driveway

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10. GENERAL CONDITIONS

10.TRANS. 7 USE - TS/CONDITIONS (cont.)

RECOMMND

20th Avenue [EW] at:
Project Driveway

~~As such, the proposed project is consistent with this
General Plan policy.~~

~~The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which
are necessary to achieve or maintain the required level of
service.~~

20. PRIOR TO A CERTAIN DATE

~~PLANNING DEPARTMENT~~

20.PLANNING. 1 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

~~This approval shall be used within two (2) years of the
approval date; otherwise, it shall become null and void and
of no effect whatsoever. By use is meant the beginning of
substantial construction contemplated by this approval
within two (2) year period which is thereafter diligently
pursued to completion or to the actual occupancy of
existing buildings or land under the terms of the
authorized use. Prior to the expiration of the two year
period, the permittee may request a one (1) year extension
of time in which to begin substantial construction or use
of this permit. Should the one year extension be obtained
and no substantial construction or use of this permit be
initiated within three (3) years of the approval date this
permit, shall become null and void.~~

~~TRANS-DEPARTMENT~~

20.TRANS. 1 USE - RECIPROCAL ACCESS

RECOMMND

A reciprocal access easement shall be executed and recorded
by October 1, 2008 in favor of public and the maintenance
of access area shall be the responsibility of the owner to
maintain.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE* -PM10 PLAN REQUIRED

RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 2 USE*TRANS& CVWD REVIEW REQ'D

RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or a waiver of the review.

60.BS GRADE. 3 USE* PM 10 CLASS REQUIRED

RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE ELEVATE FINISHED FLOOR

RECOMMND

The finished floor of all new buildings shall be constructed a minimum of 24 inches above the highest adjacent ground. New construction should comply with all applicable ordinances. These floodproofing measures will protect the improvements from flooding. However, a storm of unusual magnitude may still cause some damage.

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 9 USE BMP - FILTRATION

RECOMMND

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

PARKS DEPARTMENT

60.PARKS. 1 USE - TRAILS PLAN

RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail on Indian Avenue with all grading, topography, cross-sections, signage, fencing, street crossings and under crossings and all landscaping.

Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PM10 MITIGATION PLAN

RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PM10 MITIGATION PLAN (cont.)

RECOMMND

to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 2 USE - FEE STATUS

RECOMMND

~~Prior to the issuance of grading permits for Conditional Use Permit No. 3451, Revised Permit No. 1, 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.~~

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE

RECOMMND

~~A clearance from the Transportation Department is required prior to the issuance of a grading permit.~~

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 USE*-GP2.0.a COMPACTION REPORT

RECOMMND

~~Prior to requesting paving inspections and subsequent final grading inspection, the applicant shall submit to the Department of Building and Safety, Grading Division, two (2) copies of the compaction report for subgrade in pavement areas and all other areas not addressed in the compaction report submitted for the building pad(s).~~

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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 2 USE*-GP2.1a ENG. CERTIFICATION

RECOMMND

Prior to paving inspection(s) and subsequent final grading inspection, the civil engineer of record shall submit to the Department of Building and Safety, Grading Division, written certification of completion of final grading in accordance with the approved grading plan.

70.BS GRADE. 3 USE*-GP2.0.b CERT. & COMP. RPT

RECOMMND

Prior to requesting final grading inspection, the developer or applicant shall submit to the Grading Division of the Building and Safety Department the following for review and approval:

1. From the registered civil engineer of record, written certification of completion of final grading is in accordance with the approved grading plans.
2. Final compaction report from the soils engineer of record including parking area subgrades and other areas not covered in the report submitted for the building pad(s).

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE*BP3.0.A CERT. & COMP. RPT

RECOMMND

Prior to issuance of a building permit, the developer or applicant shall submit to the Grading Division of the Building and Safety Department the following for review and approval:

1. Certification from the registered civil engineer of record that the building pad(s) were constructed in the locations and to the elevations shown on the approved grading plan.
2. Compaction report from the soils engineer of record certifying that all grading was performed in accordance with the preliminary soils report and that all fill was compacted to a minimum of 90% of maximum density. The report shall include an exhibit and chart showing the locations, depths, and results of compaction tests.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - HAZMAT WASH RACKS

RECOMMND

Vehicle wash racks are allowed only if discharging to a sewer or if there is a closed loop water filtration system installed. Vehicle wash racks are not permitted to discharge to a septic system or the soil.

80.E HEALTH. 2 USE - FOOD PLANS REQD

RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food Facilities Law.

80.E HEALTH. 3 USE - RWQCB OK

RECOMMND

A clearance letter from the California Regional Water Quality Control Board.

80.E HEALTH. 4 USE - PERC TEST REQD

RECOMMND

For all new proposed onsite wastewater treatment units and/or advanced treatment units, a soils percolation report performed in accordance with the County of Riverside, Department of Environmental Health Technical Guidance Manual will be required.

80.E HEALTH. 5 USE - SEPTIC PLANS

RECOMMND

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

Existing septic systems must be properly abandoned under permit or certified by C-42 contractor if applicant chooses to use any part of the existing septic system.

Grease Intceptor plans must also be submitted to Health Dept. for review and approval.

80.E HEALTH. 6 USE* - WATER WILL SERVE

RECOMMND

A "Will Serve" letter for potable water is required from the appropriate agency providing water service.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 7 C42 CERTIFICATION W/ PLOT PLAN

RECOMMND

The applicant must provide for review a complete C42 certification of all existing septic systems along with a detailed contoured plot plan drawn to an appropriate scale and wet signed by the C42.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#51-WATER CERTIFICATION

RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering _____ GPM fire flow for a _____ hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - CONFORM TO ELEVATIONS (cont.) RECOMMND

conformance with the elevations shown on APPROVED EXHIBIT A.

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 3 USE - MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 41712 which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 4 USE - ALLOW UNDERGROUND UTIL. RECOMMND

The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company confirming whether or not the overhead electrical lines within CUP3451R1 are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

80.PLANNING. 5 USE - CC&R RECIPROCAL EASEMNT. RECOMMND

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:

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80. PRIOR TO BLDG PRMT ISSUANCE

80. PLANNING. 5 USE - CC&R RECIPROCAL EASEMENT (cont.)

RECOMMND

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 between property known as Assessors Parcel No. 666-370-005, and property known as Assessors Parcel No. 666-370-006 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - CC&R RECIPROCAL EASEMNT (cont.) (cont.) RECOMMND

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.

80.PLANNING. 6 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3451, Revised Permit No. 1, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 7 USE - LANDSCAPING SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 8 USE - LANDSCAPE INSPECTION RECOMMND

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

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80.PLANNING. 9

USE - PARKING/LNDSCPNG PLAN

RECOMMND

rior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. The irrigation plan shall include a smart controller capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 10

USE - LNDSCG CV PROJ SPECIFIC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Landscape plans shall contain the Agricultural Commissioner's note as indicated in general conditions, above, if the project is located in the Coachella Valley.
- b. In order to assist in project coordination with county inspection requirements, including but not necessarily limited to the Agricultural Commissioner's Office, all landscape plans shall contain the name, address and phone number of both the landscape plan preparer and the project developer, the property's Assessors Parcel Number(s) and a vicinity map.
- c. Landscaping plans shall take the high-wind conditions of the site into consideration.
- d. The landscaping plans shall include provision for a recreational trail along the westerly side of the property, adjacent to Indian Avenue. The plans shall be coordinated with the Riverside County Parks and Recreation District.
- e. Special attention shall be given to the corner of Indian Avenue and Avenue 20, with appropriate enhanced decorative treatments at this important and visually prominent location.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - LNDSCG CV PROJ SPECIFIC (cont.)

RECOMMND

f. Gravel and similar earthen groundcovers may be used for accent but shall be subordinate in extent of surface area covered in comparison to living groundcovers and other plantings.

g. Security lighting, as well as other outdoor lighting fixtures, shall be indicated with appropriate details of height and design shown. Pole mounted lighting shall not be greater than 20 feet in height.

h. Show a minimum thirty (30) inch high decorative, stucco covered, masonry wall, or combination landscaped earthen berm and decorative stucco covered masonry wall, within the planter areas along Indian Avenue and Avenue 20.

TRANS DEPARTMENT

80.TRANS. 2 USE - CALTRANS ENCRCHMNT PRMT

RECOMMND

~~Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.~~

80.TRANS. 3 USE - TUMF

RECOMMND

~~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.~~

80.TRANS. 4 USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Indian Canyon Drive shall be conveyed for public use to provide for a 64-foot half-width right-of-way.

Sufficient public street right-of-way along 20th Avenue shall be conveyed for public use to provide for additional right-of-way to support the Caltrans hook ramp project at ~~I-10 and 20th Avenue/Indian Canyon Drive.~~

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - STREETLIGHTS - L&LMD

RECOMMND

The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following:

1. Completed Transportation Department application
2. (2)Sets of street lighting plans approved by Transportation Department.
3. Appropriate fees for annexation.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 11 USE - MAP CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 15 USE - STREETLIGHT PLAN 1

RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 16 USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Indian Canyon Drive, 20th Avenue and submitted to the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving sand and gravel is

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80.TRANS. 16

USE - LANDSCAPING COMM/IND (cont.)

RECOMMND

encouraged. The uses of grass, sod or other water intense ground cover plant materials will not be permitted.

~~Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.~~

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

80.TRANS. 17

USE - TS/GEOMETRICS 1

RECOMMND

The following intersections shall be improved to provide the following geometrics:

~~Indian Avenue / 20th Avenue~~

Northbound: one left-turn lane and one through/right-turn lane

Southbound: one left-turn lane, one through lane, and one right-turn lane

Eastbound: one left-turn lane and one shared through/right-turn lane

Westbound: one left-turn lane and one shared through/right-turn lane

~~Indian Avenue / Project Access~~

Northbound: two through lanes

Southbound: two through lanes

Eastbound: N/A

Westbound: one right-turn lane (right turns only)

20th Avenue / Project Access

~~Northbound: N/A Southbound: one right-turn lane (right turns only)~~

Eastbound: one left-turn lane and one through lane

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80.TRANS. 17 USE - TS/GEOMETRICS 1 (cont.)

RECOMMND

Westbound: one shared through/right-turn lane
or as approved by the Transportation Department.

~~80.TRANS. 18 USE - TS/DESIGN~~

~~RECOMMND~~

~~The project proponent shall be responsible for the design of
a traffic signal(s) at the intersection(s) of:~~

~~None~~

80.TRANS. 19 USE - R-O-W EXCEEDS/VACATION

RECOMMND

If the existing right-of-way along Indian Canyon Drive and
20th Avenue exceeds that which is required for this
project, the developer may submit a request for the
vacation of said excess right-of-way. Said procedure shall
be as approved by the Board of Supervisors. If said excess
or superseded right-of-way is also County-owned land, it
may be necessary to enter into an agreement with the
County for its purchase or exchange.

NOTE: The above mentioned process shall begin prior to
building permit issuance.

80.TRANS. 20 USE - RECIPROCAL ACCESS AGREE

RECOMMND

A reciprocal access easement shall be executed and recorded
in favor of public and the maintenance of access area shall
be the responsibility of the owner to maintain.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - FEMA FORM APPRVL REQUIRED

INEFFECT

Prior to building permit final, a development in FEMA
mapped flood zones "A" or "AO" shall provide a FEMA form,
filled out, wet stamped and signed by a registered civil
engineer or licensed land surveyor, to the Building and
Safety Department Grading Division.

The Grading division will transmit the form to the proper

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90. PRIOR TO BLDG FINAL INSPECTION

90.B&S. 1 BP - FEMA FORM APPRVL REQUIRED (cont.) INEFFECT

flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a 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.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

90.E HEALTH. 4 USE - HAZMAT WASTE RECOMMND

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The report and fee is due.

90.E HEALTH. 6 USE - HAZMAT TANKS RECOMMND

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

~~The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.~~

90.FIRE. 2 USE-#27-EXTINGUISHERS

RECOMMND

~~Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.~~

90.FIRE. 3 USE-#36-HOOD DUCTS

RECOMMND

~~A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.~~

~~NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)~~

FLOOD RI DEPARTMENT

90.FLOOD RI. 3 USE BMP - EDUCATION

RECOMMND

~~The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a~~

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE BMP - EDUCATION (cont.)

RECOMMND

five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of fifteen (15) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - ACCESSIBLE PARKING (cont.) RECOMMND

duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 3 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 4 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. 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.

90.PLANNING. 5 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 6 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 7 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is 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

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90.PLANNING. 7 USE - TRASH ENCLOSURES (cont.) RECOMMND

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.

90.PLANNING. 8 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 9 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 10 USE - ORD NO. 659 (DIF) RECOMMND

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. 3451, Revised Permit No.1 has been calculated to be 0.4 net acres.

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90.PLANNING. 10 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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.

90.PLANNING. 11 USE - ORD 875 CVMSHCP FEE (2)

RECOMMND

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. 3451, revised Permit No. 1 is calculated to be 0.4 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.

90.PLANNING. 12 USE - LNDSCLPE/IRRIG INSTALL

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOSIT," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

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90.PLANNING. 13 USE - COMPLY W/ LNDSCP/IRR PLN

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 14 USE - KNEE WALLS

RECOMMND

A minimum thirty (30) inch high decorative, stucco covered, masonry wall, or combination landscaped earthen berm and decorative stucco covered masonry wall, shall be installed within the planter areas along Indian Avenue and Avenue 20, as provided in the parking and landscaping plans. The exterior side of the wall shall be painted to match the on-site buildings and shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall shall be subject to the approval of the Planning Department and the Department of Building and Safety, and shall be shown on all grading and landscaping plans. The intent of the wall is to provide wind protection, screen vehicle activity and to provide aesthetic value.

TRANS DEPARTMENT

90.TRANS. 1 USE -- IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

90.TRANS. 2 USE - ST DESIGN/IMP CONCEPT

RECOMMND

The street design and improvement concept of this project shall be coordinated with Plot Plan No. 21436 and Plot Plan No. 21990.

ADDITIONAL USE PERMIT Case #: CUP03451R1

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - CALTRANS 1

RECOMMND

The project proponent shall comply with the Caltrans recommendations as outlined in their letter dated

~~90.TRANS. 5 USE - SIGNING & STRIPING~~

~~RECOMMND~~

~~A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.~~

90.TRANS. 8 USE STREETLIGHT AUTHORIZATION

RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

- ~~1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.~~
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 9 USE - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

~~Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.~~

It shall be the responsibility of the Developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

~~90.TRANS. 10 USE - EXISTING CURB & GUTTER~~

~~RECOMMND~~

~~On existing curb and gutter, new driveways, closure of existing driveways, sidewalks and/or drainage devices within County right-of-way, including sewer and water~~

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90.TRANS. 10 USE - EXISTING CURB & GUTTER (cont.) RECOMMND

laterals on 20th Avenue and Indian Canyon Drive shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and ~~approved and permitted by the Transportation Department.~~

90.TRANS. 11 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 12 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 13 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Indian Canyon Drive and 20th Avenue.

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90.TRANS. 13 USE - LANDSCAPING COMM/IND (cont.)

RECOMMND

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for ~~annexation into Landscaping and Lighting Maintenance~~ District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

90.TRANS. 16 USE - IMPROVEMENTS

RECOMMND

Indian Canyon Drive is a County maintained road and shall be improved with 8-inch concrete curb-and-gutter and 10-foot wide combination concrete sidewalk and bike path and one-half of a raised and landscaped center median located 43-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92, ~~pages 1 and 2 (86'/128')~~ as approved by the Transportation Department.

20th Avenue is a County maintained road and shall be improved with concrete curb-and-gutter and 6-foot wide, meandering, concrete sidewalk located 38-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59-foot half-width dedicated right-of-way in accordance with ~~County Standard No. 93, pages 1 & 2, (76'/118')~~ as approved by the Transportation Department.

~~The above mentioned improvements shall be completed by the applicant in coordination with the Caltrans hook ramp project.~~

90.TRANS. 17 USE - DRIVEWAYS

RECOMMND

Two driveways shall be allowed for Conditional Use Permit No. 3451, Revised Permit No. 1. One driveway shall be located along Indian Canyon Drive adjacent to the norhterly property line. ~~The second shall be a shared driveway at the easterly property line of PP21436.~~ All driveways shall be constructed in accordance with County Standard No. 207A. All driveways shall be located as approved by the Transportation Department.

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90.TRANS. 18 USE - RECIPROCAL ACCESS AGREE

RECOMMND

A reciprocal access easement shall be executed and recorded in favor of public and the maintenance of access area shall be the responsibility of the owner to maintain.

~~90.TRANS. 19 USE - R-O-W EXCEEDS/VACATION~~

~~RECOMMND~~

If the existing right-of-way along Indian Canyon Drive and 20th Avenue exceeds that which is required for this project, the project proponent may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

NOTE: The above mentioned process shall be completed prior to final occupancy.



RECEIVED

FEB 19 2008

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

February 15, 2008

County of Riverside
Transportation and Land Management Agency
Planning Department
Attention: Robert Powell
38-656 El Cerrito Road
Palm Desert, CA 92211

Re: Conditions of approval – CUP No. 03451R1 – Car Wash and Mini Mart – Indian and 20th – North Palm Springs

The Project site is located within the boundaries of Mission Springs Water District (MSWD) service area. The project is located adjacent to the Northeast corner of Indian Canyon Drive and 20th Ave in North Palm Springs.

Water service is available for the proposed project provided the following conditions of service are completed:

1. The developer must comply with all the rules, laws, ordinances, and regulations of the Mission Springs Water District at the time that the service water application is submitted.
2. The developer must apply for water service and submit payment regarding all of the District fees, charges, and deposits. Fees will be based on the Master Meter size i.e. (Domestic 2" - Water Connection fee \$17,624.00 + 2" meter installation fee of \$2,110.00. Irrigation meter ¾" – Water Connection Fee \$ 3,307.00, and meter installation fee \$975.00). All fees are subject to change due to the actual time of application for services from the District.
3. The installation of back flow prevention devices will be required.
4. Water service currently is available through 12-inch waterline along Indian Avenue. Water infrastructure will be required to be installed on all offsite, and adjacent streets with the project boundary.
5. Installation of fire line services will be required per Riverside County Fire Department Standards. A double detector check will be a requirement at the time of installation.

6. The Mission Springs Water District requires to have all of it's facilities within the public right-of-way. Recorded and dedicated easements (per final map dedications and approvals) will also be required per final design approval.
 7. The developer must submit hydraulic calculations to the District indicating the availability of the required fire flows as determined by the Riverside County Fire Department.
 8. The developer must comply with all the District standards and conditions and have final approval of all design plans by the District Engineer and/or his/her designee, and the District General Manager.
-

Sewer Service is currently unavailable in this area. Future service will be provided by MSWD.

- ~~1. The developer must comply with all the rules, laws, ordinances, and regulations of The Mission Springs Water District at the time of application of sewer service.~~
- ~~2. The developer must make an application for sewer service with payment of all fees charges and deposits. (i.e. multifamily, residential - sewer connection fee per MSWD fee schedules).~~
- ~~3. The developer must hook up to the sewer once it becomes available to the project site.~~
4. The developer must comply with all the District standards and conditions and have final approval of all design plans by the District Engineer and/or his/her designee, and the District General Manager.

All new residential and commercial development should comply with *Mission Springs Water District's Water Efficient Landscaping Guidelines*. This policy requires outdoor water conservation practices within MSWD's service area, specifically: (1) the creation of landscape plans featuring the use of California native desert friendly plants; and (2) the preparation of irrigation plans detailing water efficient irrigation technology systems (e.g., drip irrigation, evapotranspiration irrigation controllers, etc.) appropriate to an arid desert climate. For additional details, please contact Brent Gray at 329-5169, ext. 131.

All bonds required for sewer and water service must be presented to the Mission Springs Water District before and final design plans are signed.

If we can be of further assistance, please do not hesitate to call me at (760) 329-6448 ext 151.

Sincerely,


Dan Patneaude

Engineering Manager



RIVERSIDE COUNTY SHERIFF'S DEPARTMENT

Palm Desert Station

Stanley Sniff, Sheriff - Coroner

March 11, 2008

County of Riverside

Planning Department

4080 Lemon Street, 9th Floor

Riverside, California 92502

ATTN: Ron Goldman; Planning Director

RE: Conditional Use Permit No. 03451R1 (APN 666-370-005)

Thank you for the opportunity to comment on the precise plan to construct a 2,900 square foot convenience store, including the sale of motor vehicle fuel. Beer and wine for off premise consumption will be sold at the store. An automatic car wash will also be located there. This business will be located at 20000 Indian Avenue in North Palm Springs Ca.

Pre-Construction & Construction Phases:

Concerning the construction on the parcel there should be a temporary chain link fence around the entire construction site. The valuable material and equipment at the construction site should be protected from theft and vandalism. I recommend a 6 foot high temporary chain link fence be erected around those areas. I would also recommend that a list of serial or license numbers of equipment and vehicles stored at this site be maintained at the builder's nearest office. This will allow Sheriff Department personnel to obtain these numbers immediately for the reporting and recovery purposes. The builder's name, address, and telephone number should be conspicuously posted at the construction site. Visibility into the construction site should not be blocked. Temporary lighting of sufficient wattage to illuminate the presence of any person on the site during the hours of darkness should be provided. A trespassing authorization letter should be completed by the builder and kept on file with the Sheriff's Department for possible future prosecution of trespassers.

Addressing:

Addressing numbers should be a minimum height of 12 inches and illuminated during the hours of darkness. I also recommend the address numbers be painted on the roof of the building with 3' to 4' black or contrasting colors. This will assist law enforcement observers or air ambulance crewmembers in identifying the locations quicker in the event

of an emergency. The addressing numbers should also be very visible from the main streets of the buildings for a quicker response of assistance.

Alarm Service:

An alarm service is recommended for the buildings constructed on these parcels. An emergency contact record should be on file with the alarm company and the Riverside County Sheriff's Department, identifying persons who are available to respond to the buildings in the event of an emergency.

Private Security:

A private security company should be utilized during the hours of darkness to patrol the fenced in construction site. The patrol could start at 10:00 PM at night and end at about 5:00 AM when construction begins. That patrol would help in deterring people from entering the construction site without permission and reduce the occurrences of theft and vandalism.

Doors:

I recommend adequate security hardware, such as single cylinder dead-bolt locks, should be installed. Glass doors should have decorative wrought iron or metal backing to prevent burglars from breaking the glass and entering the buildings. Overhead roll-up doors should be secured from the inside by a cylinder lock or padlock, which cannot be defeated from outside the door.

Windows:

I recommend windows and glass doors contain rated burglary-resistant glazing or its equivalent be installed. The window type that attached to the frame is recommended. Absent any fire or building codes that require windows on the side or rear of the buildings, I recommend that windows only be constructed in the front of the buildings.

Roof Access:

The design for access to the roof should not have exterior ladders, equipment, or landscaping (i.e. trees) that can be used by unauthorized persons to climb up on the roof. Additionally any roof top vents should be reinforced with burglary resistant material in accordance with current fire and building codes.

Post Construction & Project Completion:

Lighting:

In the interest of the property owners, public safety and Sheriff's Department, I make the following recommendations. The monument signs should be well lighted during the hours of darkness. The parking lot area, driveway, sides of the buildings, recesses and grounds contiguous to buildings should be provided with lighting of sufficient wattage.

They should provide illumination to make clearly visible the presence of any person on or around the property during the hours of darkness. All exterior doors should have their own light source that will adequately illuminate entry/exit areas at all hours in order to Make any person near the door clearly visible. Provide adequate illumination for persons entering and exiting the buildings.

Parking Lot:

I would recommend the installation of handicapped parking stalls in accordance with prevailing Riverside County and California State Building Codes. Also, specifically marked parking spaces for company officials should be eliminated. This reduces the ability of potential robbers or kidnapers identifying high profile executives. Pay phones could be installed throughout the location with illuminating light to help individuals that don't use or have access to a cellular phone.

Graffiti Prevention:

The surface of walls, buildings, logo monument, etc. should be covered with graffiti resistant surface composition, applied paint and/or shielding by defensive landscaping or plants. For example, plants with thorns or stickers.

Landscaping:

Landscaping should be of the type and situated in locations to maximize natural surveillance of the property while providing the desired degree of aesthetics.

CCTV Surveillance:

A digital CCTV surveillance system should be utilized to monitor areas on the property where cash or credit card transactions occur. I would recommend the CCTV system be of such quality that persons may be identified through direct viewing or later review of the recording system.

Trash Bins:

I recommend trash bins be enclosed and locked to prevent entry by unauthorized persons. Employees can access a key to open locked enclosures and bins.

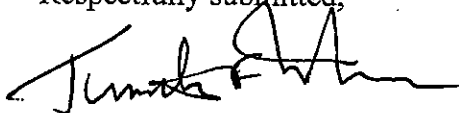
Fencing/Barriers:

Whenever possible, open fencing design such as wrought iron, tubular steel, or densely linked and heavy-posted chain-link should be utilized in order to maximize natural surveillance while establishing territoriality. Other barrier considerations include decorative cement planters, access control to high valued storage areas, locked cages, rooms and safes to store valuables. Fencing that will conceal any part of the buildings could be a location that an intruder might want to use as a possible staging area for crime.

Emergency Notification:

As these developments are completed and prior to the County of Riverside Planning Department granting occupancy, we respectfully request the occupants provide the Riverside County Sheriff's Department and Fire Department information regarding emergency notification. If you have any questions regarding this report and my recommendations, please call me at the office (760) 836-1600. If the developers or builders have any questions, I will consult with you so you can provide them with the answers.

Respectfully submitted,



Lieutenant Timothy F. McManus
Riverside County Sheriff's Department

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: September 17, 2008

TO: Maurice Borrows

FROM: Ron Dyo Landscape Planner (951) 955-3158

RE: CUP03451R1 AM/PM Facility conceptual p/c 2

The following are comments concerning this case:

1. Street trees on Indian to be moved closer to right of way or added at 30' o.c.
2. Show estimated water use requirement (MAWA)
3. Show Landscape Architect signature
4. In this area 2" DG or gravel preferred over mulch because of the winds
5. Add low shrubs or ground cover between sidewalk and curb
6. Shading calculations is based on tree canopy over the parking spaces. Tree canopy after 15 years growth shading the parking spaces only. Shading requirements are in Ordinance No. 348 Section 18.12. Sizes of trees could be found in the Riverside County Guide to Friendly Landscape.

Ron Dyo
Landscape Planner

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

1700 Bob Hope Drive, Suite 317
Sancho Mirage CA 92270
(760) 568-0990



November 16, 2006

LETTER OF PUBLIC CONVENIENCE AND NECESSITY

Dear Applicant(s):

Your application is of a license type which requires a letter from the County Board of Supervisors which indicates that your business will provide for public convenience & necessity. This requirement is pursuant to Section 23958.4 of the Business and Professions Code which took effect on January 1, 1995.

This letter is required from the local governing body (i.e.: County Board of Supervisors) as your premises is located in a census tract which is currently over-concentrated with licenses per our Department records.

Therefore, please contact your local county planning department in order to request this letter. Please note that this letter must be issued by the County Board of Supervisors ONLY, unless the County Board of Supervisors (in writing) has delegated the authority to another County agency or person (i.e.: County Planner or Planning Department) to issue these letters.

The absence of this letter or a letter of denying a finding of public convenience & necessity will prompt a denial of your application for an alcoholic beverage license. Please request your letter as soon as possible so as not to delay the processing of your application for an alcoholic beverage license.

If you have any questions, please do not hesitate to call.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

TO: Department of Alcoholic Beverage Control
 42-700 Bob Hope Drive
 Suite 317
 Rancho Mirage, CA 92270
 (760) 568-0990

File Number: 447844
 Receipt Number: 1591527
 Geographical Code: 3300
 Copies Mailed Date: November 15, 2006
 Issued Date:

DISTRICT SERVING LOCATION: RANCHO MIRAGE

First Owner: ANIKAT GAS & FOOD INC

Name of Business: GAS N SAVE #2

Location of Business: 20000 N INDIAN AVE
 NORTH-PALM-SPRINGS, CA 92258

County: RIVERSIDE

Is premise inside city limits? No Census Tract 0446.01

Mailing Address: 55716 29 PALMS HWY
 (If different from YUCCA VALLEY, CA 92284-2509
 premises address)

Type of license(s): 20

Transferor's license/name: / Dropping Partner: Yes _____ No

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
20 OFF-SALE BEER ANI	ORIGINAL FEES	NA	Y	0	11/15/06	\$100.00
20 OFF-SALE BEER ANI	ANNUAL FEE	NA	Y	0	11/15/06	\$220.00
Total						\$320.00

Have you ever been convicted of a felony? No

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? No

Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premise will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of RIVERSIDE Date: November 15, 2006

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Applicant Name(s)

ANIKAT GAS & FOOD INC Lakhwinder Singh Turna, Pres/CEO

Applicant Signature(s)

Lakhwinder Singh Turna

Karnaljit Singh, Vice-Pres/Sec

Karnaljit Singh

ALCOHOLIC BEVERAGE CONTROL



00000
 012224 ** REPRINT **
 CLERK 2
 THANK YOU

43004 # NONADD
 \$74.58 TRANS PREPAID
 \$74.58 TOTAL
 \$100.00 CASH
 \$25.42 CHANGE

December 20, 2006

DATE 12/22/2006 FRI TIME 12:46

750 N. GENE AUTRY TRAIL
 PHONE 760 322-8889
 PALM SPRINGS, CALIFORNIA

urna
 rd, Inc.
 Highway
 92284-2509

ndian Ave.
 n Springs CA 92258

The following document(s) and /or information is needed to complete your application form an alcoholic beverage license now pending with this office.

1. Proof of Publication – go to the newspaper and request publication; the newspaper will send me the “Proof of Publication” once publication is completed. There is an error in publication (see enclosed copy). Please republish three times using the enclosed.
2. Letter of Public Convenience & Necessity issued by the Riverside County Board of Supervisors (see enclosed information).
3. Please sign & return the enclosed “Petition for a Conditional License.” By signing this document, we will not need an Individual Personal Affidavit for Amandeep Kaur.

Please submit the above as soon as possible so as not to delay processing your application.

You may mail the above to the address at the top of this page or personally deliver them to this office. If you have already sent any of these documents, please disregard those items. Thank you for your attention to this matter of mutual concern.

Sincerely,

Mike Piltz
 Investigator II
 (760) 773-6524
 e-mail: mike.piltz@abc.ca.gov

(714) 920 9643

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

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- REVISED PERMIT
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUPO 3457 RI DATE SUBMITTED: 01/17/08
EA 41712 / CF 605059

APPLICATION INFORMATION

Applicant's Name: Fred Cohen E-Mail: _____

Mailing Address: 1205 N. Red Gum St.
Anaheim Street CA 92806
City State ZIP

Daytime Phone No: (714) 630-6929 Cell # 920-9643
Fax No: (714) 920-9643

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

Mailing Address: Same as applicant
Street
City State ZIP

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

Property Owner's Name: Lucky Turna E-Mail: _____

Mailing Address: 7590 Fairway Dr.
YUCCA VALLEY Street CA 92284
City State ZIP

Daytime Phone No: (760) 365-4090 Cell # 920-9643
Fax No: (760) 333-3351

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

LAKHWINDER-S-TURNA
PRINTED NAME OF APPLICANT

Lakhwinder S Turna
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

LAKHWINDER TURNA
PRINTED NAME OF PROPERTY OWNER(S)

Lakhwinder S Turna
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 666-370-005

Section: 14 Township: 3 SOUTH Range: 4 EAST

Approximate Gross Acreage: 0.9

General location (nearby or cross streets): North of 20th ST. South of _____
East of INDIAN AVE West of _____

Thomas Brothers map, edition year, page number, and coordinates: _____



CJC Design, Inc.

Design

Planning

Permitting

Date: June 25th, 2008

To: County of Riverside
Planning Department

Attn: Mr. Robert Powell

Project: CUP 3451R1
20000 Indian Avenue
North Palm Springs, CA.

Re: Entrance wind enclosure

Dear Mr. Powell,

This letter is to identify the functionality of new wind enclosure which will be utilized at the entrance of the proposed am/pm minimart building.

In-general, the wind condition is from South to North at this area, therefore we have proposed to utilize an enclosure at the entrance of the building.

The enclosure will be designed to sustain wind condition up to 90 mph and will be constructed by anodized aluminum framing and 1/4" tempered safety glass. The enclosure will have two 3'x7' anodized aluminum door on east and west of the enclosure with automatic closing mechanism which will be made use of for entrance to the building. The doors will be handicap accessible per California Code Title 24.

This enclosure will be preventing the wind passing through from South to enter the building.

If you have any questions, please do not hesitate to give me a call.

Sincerely,

Fred Cohen

140 N. Maple Street, Suite 101
Corona, Ca. 92880
Tel: (951) 371-1400
Fax: (951) 371-1414
www.cjccorp.com

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED 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. 3451, REVISED PERMIT NO. 1 - EA41712 - Applicant: Turna Lakhwinder Singh - Engineer/Representative: CJC Design Inc. - Fifth Supervisorial District - Pass and Desert Zoning District - Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) - Location: Northerly of Avenue 20, easterly of Indian Avenue, southerly of Avenue 19, and westerly of Little Morongo Road - 0.9 Gross Acres - Zoning: Scenic Highway Commerical (C-P-S) - REQUEST: The revised conditional use permit proposes to re-construct an approximately 3,000 square foot convenience store, including the sale of motor vehicle fuel and sale of beer and wine for off-premises consumption, and to add an automatic car wash and six new fuel dispensers with canopy. - APN(s): 666-370-005
(Legislative)

TIME OF HEARING: 9:30 A.M. or as soon as possible thereafter.
DATE OF HEARING: September 17, 2008
PLACE OF HEARING: City of La Quinta Council Chambers
78-495 Calle Tampico, La Quinta, CA 92253

For further information regarding this project, please contact Maurice Borrows, Project Planner at 760-863-8277 or e-mail mborrows@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211. 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:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Maurice Borrows, Project Planner
38686 El Cerrito Road, Palm Desert, CA 92211

PROPERTY OWNERS CERTIFICATION FORM

I, CARLOS MUNOZ certify that on September 14, 2009,

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

APN (s) or case numbers 666-370-005 For

Company or Individual's Name Riverside County Planning Department,

Distance buffered 2400'

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

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

NAME: Carlos Munoz 

TITLE Planning Technician II

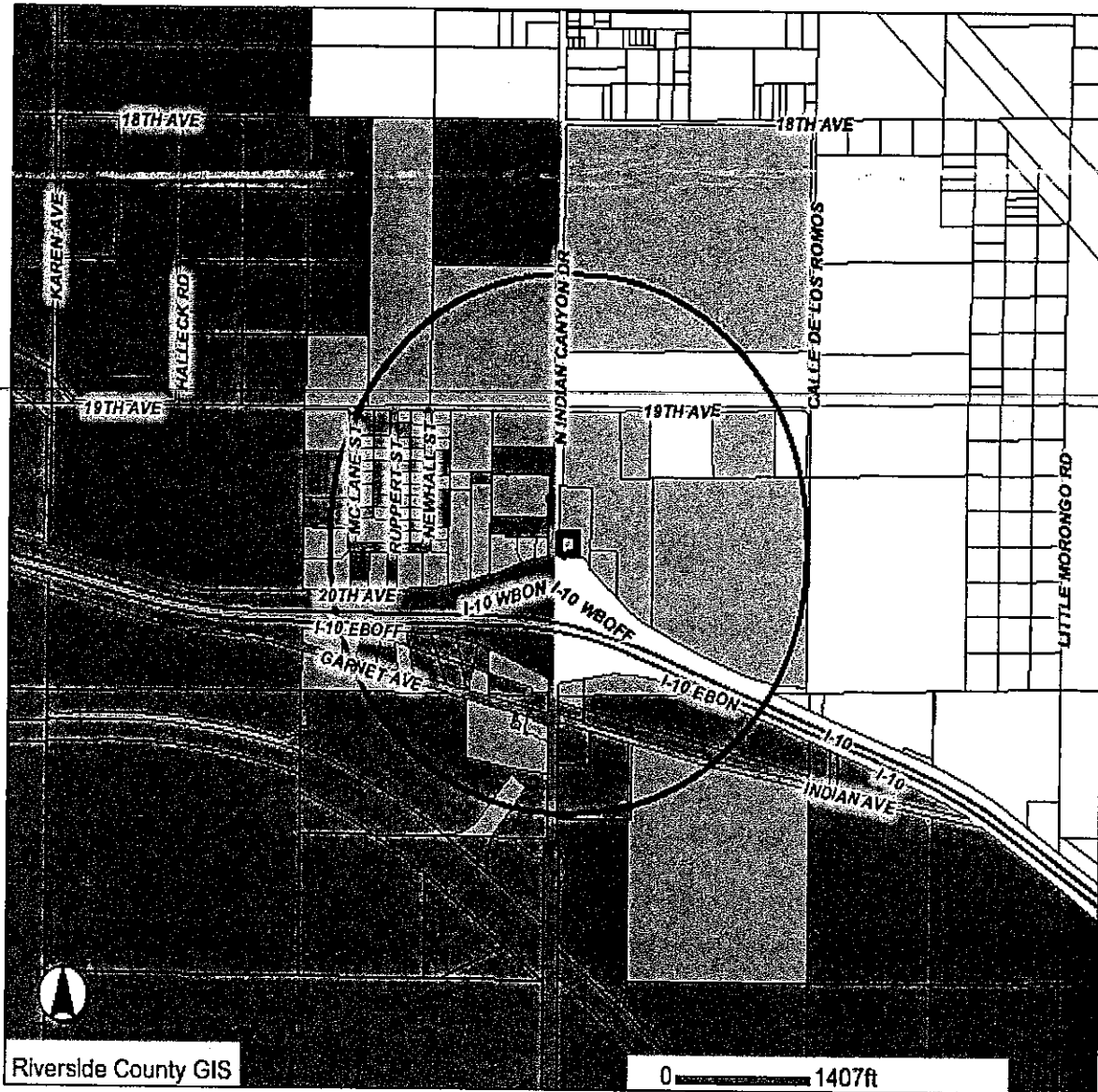
ADDRESS: 38686 El Cerrito Road

Palm Desert, CA 92211

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (760) 863-8277

CASE # CUP03451R1

CUP03451R1



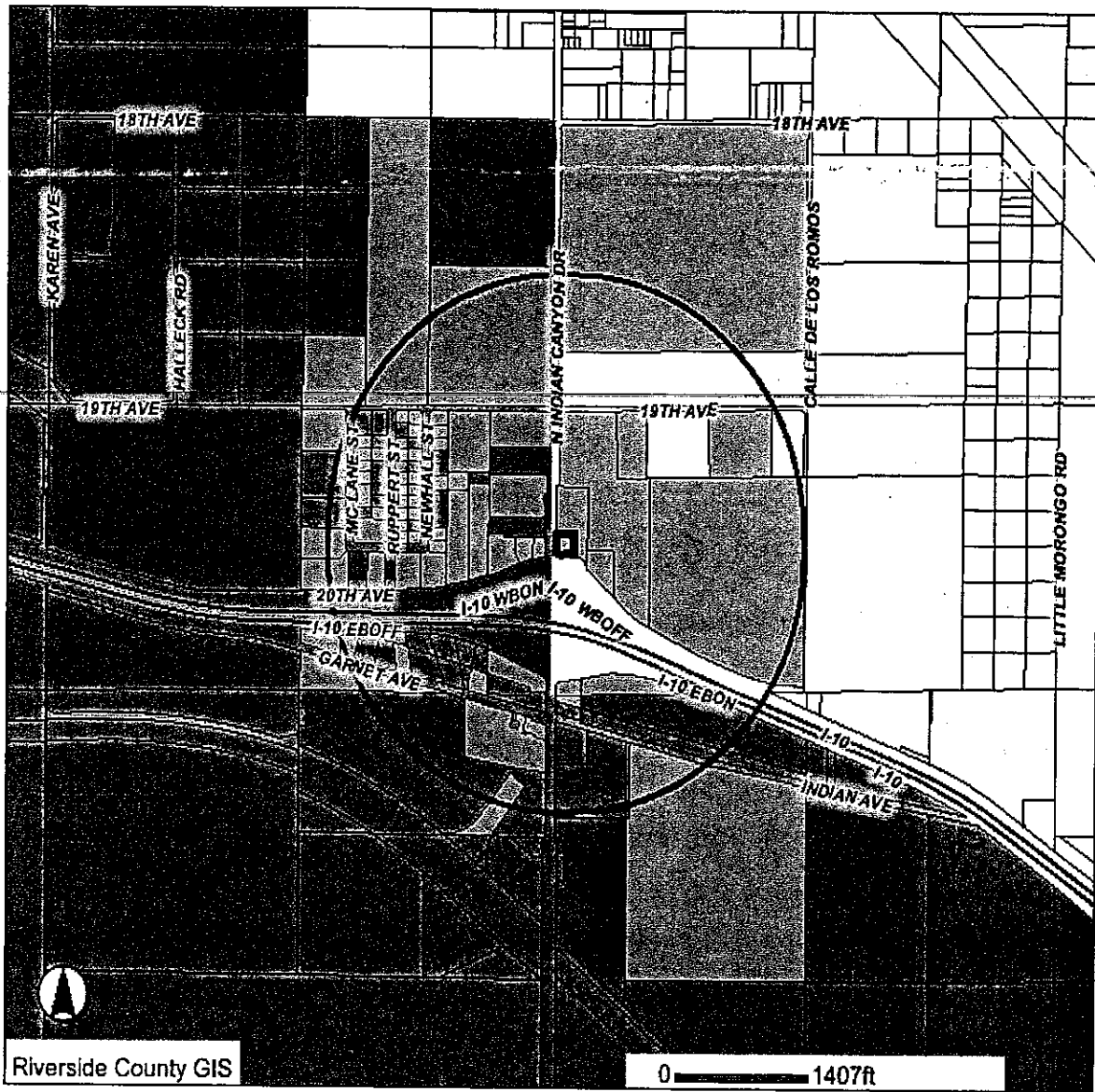
Selected parcel(s):

- 666-320-014 666-320-015 666-320-018 666-330-008 666-330-035 666-330-036 666-330-039
- 666-330-043 666-330-050 666-330-051 666-330-054 666-330-061 666-330-064 666-330-078
- 666-330-079 666-330-081 666-330-085 666-330-087 666-340-004 666-370-005 666-370-006
- 666-370-012 666-370-014 666-370-019 666-370-022 666-370-023 666-370-024 666-370-025
- 666-391-001 666-392-003 666-392-004 666-392-005 666-392-006 666-392-009 666-401-004
- 666-402-001 666-402-002 666-402-004 666-402-007 666-402-008 666-402-012 666-402-013
- 666-402-014 666-403-001 666-403-002 666-403-003 666-403-006 666-411-004 666-411-011
- 666-411-012 666-412-005 666-412-006 666-422-002 666-422-003 666-422-004 666-422-005
- 666-422-007 666-422-008 666-423-003 666-423-004 666-423-005 666-423-006 669-060-010
- 669-060-012 669-060-018 669-060-019 669-091-017 669-093-008 669-093-009

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is

CUP03451R1



Selected parcel(s):

- | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 666-320-014 | 666-320-015 | 666-320-018 | 666-330-008 | 666-330-035 | 666-330-036 | 666-330-039 |
| 666-330-043 | 666-330-050 | 666-330-051 | 666-330-054 | 666-330-061 | 666-330-064 | 666-330-078 |
| 666-330-079 | 666-330-081 | 666-330-085 | 666-330-087 | 666-340-004 | 666-370-005 | 666-370-006 |
| 666-370-012 | 666-370-014 | 666-370-019 | 666-370-022 | 666-370-023 | 666-370-024 | 666-370-025 |
| 666-391-001 | 666-392-003 | 666-392-004 | 666-392-005 | 666-392-006 | 666-392-009 | 666-401-004 |
| 666-402-001 | 666-402-002 | 666-402-004 | 666-402-007 | 666-402-008 | 666-402-012 | 666-402-013 |
| 666-402-014 | 666-403-001 | 666-403-002 | 666-403-003 | 666-403-006 | 666-411-004 | 666-411-011 |
| 666-411-012 | 666-412-005 | 666-412-006 | 666-422-002 | 666-422-003 | 666-422-004 | 666-422-005 |
| 666-422-007 | 666-422-008 | 666-423-003 | 666-423-004 | 666-423-005 | 666-423-006 | 669-060-010 |
| 669-060-012 | 669-060-018 | 669-060-019 | 669-091-017 | 669-093-008 | 669-093-009 | |

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is

APN: 666320014 ASMT: 666320014
INDIGO GENERATION
C/O DON YU
15 WAYSIDE DR
BURLINGTON MA 1803

APN: 666320015 ASMT: 666320015
FREDERICK W NOBLE
JOHATHAN J NOBLE
33 MONTANA LN
MENLO PARK CA 94025

APN: 666320018 ASMT: 666320018
LESLIE L CHOU
1497 HONEY CREEK CT
THOUSAND OAKS CA 91320

APN: 666330008 ASMT: 666330008
ROBERT W MINER
STE 7 PMB 456
611 S PALM CANYON DR
PALM SPRINGS CA 92264

APN: 666330035 ASMT: 666330035
SWS INC
1751 N BATAVIA ST
ORANGE CA 92865

APN: 666330036 ASMT: 666330036
SUITT FAMILY LIMITED PARTNERSHIP
38315 W MARACAIBO CIR
PALM SPRINGS CA 92264

APN: 666330039 ASMT: 666330039
CONVENIENCE RETAILERS
C/O SMART BUS ADVISORY & CONSULTING
P O BOX 59365
SCHAUMBURG IL 60159

APN: 666330043 ASMT: 666330043
PALM SPRINGS FREEWAY DEV
C/O JACK D VANDERWOUDE
P O BOX 5441
SAN BERNARDINO CA 92412

APN: 666330050 ASMT: 666330050
ALLEN E HOM
17221 LIDO LN
HUNTINGTON BEACH CA 92647

APN: 666330051 ASMT: 666330051
ESSEX PALM SPRINGS I
18012 SKY PARK CIR NO 200
IRVINE CA 92614

APN: 666330054 ASMT: 666330054
WILLIAM J WADE
UNIVERSAL COMMERCIAL CREDIT LEASING
III INC
C/O MOTEL 6 TAX DEPARTMENT NO 1262
14651 DALLAS PKWY STE 500
DALLAS TX 75240

APN: 666330061 ASMT: 666330061
DIANE D RENDER DAVID R DODRILL
C/O JEAN BURTON
DENISE K MARTINEZ
3787 E 11TH ST
LONG BEACH CA 90804

APN: 666330064 ASMT: 666330064
JASON G WILSON
KRISTINE L WILSON
P O BOX 108
BIG BEAR LAKE CA 92315

APN: 666330078 ASMT: 666330078
J GARY BURKE CORP
C/O GARY BURKE
P O BOX 248
HUBBARD OH 44425

APN: 666330079 ASMT: 666330079
TENNANT DESERT PROP
C/O JOSEPH P TENNANT
P O BOX 1658
PORTLAND OR 97207

APN: 666330081 ASMT: 666330081
PILOT TRAVEL CENTERS
C/O PROPERTY TAX DEPT
P O BOX 54470
LEXINGTON KY 40555

APN: 666330085 ASMT: 666330085
SUITT FAMILY LTD PARTNERSHIP
C/O BUSINESS MANAGEMENT CPAS
P O BOX 2290
PALM SPRINGS CA 92263

APN: 666330087 ASMT: 666330087
SSPS
C/O CAS PROP
P O BOX 1593
LAKE OSWEGO OR 97035

APN: 666340004 ASMT: 666340004
PCCP PALM SPRINGS
222 N SEPULVEDA STE 2222
EL SEGUNDO CA 90245

APN: 666370005 ASMT: 666370005
SONIKA
7590 FAIRWAY DR
YUCCA VALLEY CA 92284

APN: 666370006 ASMT: 666370006
FARZANEH ROMAN
DON KRONBERG
MARGO ROSEN
GREGORY ROMAN, ETAL
10501 WILSHIRE STE 2111
LOS ANGELES CA 90024

APN: 666370012 ASMT: 666370012
TANKS ENTERPRISES
14530 WHITTIER BLV
WHITTIER CA 90605

APN: 666370014 ASMT: 666370014
BTS PARTNERS II
14530 WHITTIER BLV
WHITTIER CA 90605

APN: 666370019 ASMT: 666370019
DW PALM DESERT
C/O J R WETZEL
21068 BAKE PKY STE 200
LAKE FOREST CA 92630

APN: 666370022 ASMT: 666370022
OAKTREE APARTMENTS
1501 7TH ST NO E
RIVERSIDE CA 92507

APN: 666370023 ASMT: 666370023
HENRY OLIVIER
ILEANA VISCAL OLIVIER
2989 W SPLIT MOUNTAIN LN
SAN BERNARDINO CA 92407

APN: 666370024 ASMT: 666370024
SUITT VENTURES INC
C/O BOLANOS & DATTILE
P O BOX 2290
PALM SPRINGS CA 92263

APN: 666370025 ASMT: 666370025
CHANG FAMILY PARTNERS
P O BOX 6080 298
MISSION VIEJO CA 92690

APN: 666391001 ASMT: 666391001
BURR GROUP LP
9890 CHERRY AVE
FONTANA CA 92335

APN: 666392003 ASMT: 666392003
INDUSTRIAL INVESTORS
101 BAUQUET CANYON
PALM DESERT CA 92211

APN: 666392004 ASMT: 666392004
PETE ORTIZ
80853 KEBON DR
INDIO CA 92201

APN: 666392005 ASMT: 666392005
MICHAEL W VALKIS
LAURIE U VALKIS
12623 CENTURIAN ST
WHITE WATER CA 92282

APN: 666392006 ASMT: 666392006
THANG QUANG PHAM
P O BOX 7000 318
ROLLING HILLS EST CA 90274

APN: 666392009 ASMT: 666392009
STEVEN EGRESITS
MARGIT R EGRESITS
41270 CARLOTTA DR
PALM DESERT CA 92211

APN: 666401004 ASMT: 666401004
OAK SPRINGS PLAZA
BRADLEY FISCHER
C/O RALPH NEILSON
2020 E ORANGETHROPE AVE
FULLERTON CA 92831

APN: 666402001 ASMT: 666402001
JACK HADDAD
MARION HADDAD
2246 BETTY LN
BEVERLY HILLS CA 90210

APN: 666402002 ASMT: 666402002
DAVID LAMB
RITA LAMB
36900 ELNA WAY
CATHEDRAL CY CA 92234

APN: 666402004 ASMT: 666402004
PHIL HUGHES
P O BOX 15
REDLANDS CA 92373

APN: 666402007 ASMT: 666402007
DROP LTD FAMILY PARTNERSHIP
C/O MARK S DROP
1323 E GARVEY AVE
BALDWIN PARK CA 91706

APN: 666402008 ASMT: 666402008
GARY MILEWSKI
MICAH MILEWSKI
26929 BEGONIA
MISSION VIEJO CA 92692

APN: 666402012 ASMT: 666402012
MAGIO INC
P O BOX 2487
PALM SPRINGS CA 92263

APN: 666402013 ASMT: 666402013
WILLIAM J WORZACK
PAUL W HERKLOTZ
41865 BOARDWALK NO 106
PALM DESERT CA 92211

APN: 666402014 ASMT: 666402014
GARY STEWART
MAGIO INC
76525 FLORIDA AVE
PALM DESERT CA 92255

APN: 666403001 ASMT: 666403001
RALPH A HANSEN
1700 HARBOR WAY
SEAL BEACH CA 90740

APN: 666403002 ASMT: 666403002
AMIR REZVANI
SHAHLA REZVANI
101 SHEFFIELD CIR
CHAPEL HILL NC 27514

APN: 666403003 ASMT: 666403003
JANET YASUKO KOTAKE
3 UPPER NEWPORT PLAZA
NEWPORT BEACH CA 92660

APN: 666403006 ASMT: 666403006
RCR ENTERPRISES LP
2331 CLIFF DR
NEWPORT BEACH CA 92663

APN: 666411004 ASMT: 666411004
I 10 AT INDIAN AVENUE
C/O QUANAH PROPERTIES
16610 DALLAS PKWY NO 1300
DALLAS TX 75247

APN: 666411011 ASMT: 666411011
COUNTY OF RIVERSIDE
C/O REAL PROP DIVISION
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 666411012 ASMT: 666411012
DESERT FOUR
C/O OATES INV
960 FULTON AVE STE 100
SACRAMENTO CA 95825

APN: 666412005 ASMT: 666412005
SEAWEST PROP
SEAWEST PROPERTIES LLC
4542 RUFFNER ST 200
SAN DIEGO CA 92111

APN: 666412006 ASMT: 666412006
HIROSHI TANAKA
SADAKO TANAKA
JANET YASUKO KOTAKE
3 UPPER NEWPORT PLZ
NEWPORT BEACH CA 92660

APN: 666422002 ASMT: 666422002
DAVID E ROCK
3562 N ORANGE WOOD AVE
RIALTO CA 92377

APN: 666422003 ASMT: 666422003
BRUCE HAMMETT
JUDY HAMMETT
P O BOX 580278
NORTH PALM SPG CA 92258

APN: 666422004 ASMT: 666422004
RALPH A HANSON
1700 HARBOR WAY
SEAL BEACH CA 90740

APN: 666422005 ASMT: 666422005
LOR GEOTECHNICAL GROUP
C/O JOHN P LEVER
6121 QUAIL VALLEY CT
RIVERSIDE CA 92507

APN: 666422007 ASMT: 666422007
RJR INV GRP
74090 EL PASEO NO 102
PALM DESERT CA 92260

APN: 666422008 ASMT: 666422008
1220A CALIF PARTNERS
P O BOX 13164
PALM DESERT CA 92255

APN: 666423003 ASMT: 666423003
CHARM ENTERPRISES
C/O JIM DODSON
68845 PEREZ RD STE H16
CATHEDRAL CY CA 92234

APN: 666423004 ASMT: 666423004
FRANK J YOUNG
12 VIA ELEGANTE
RANCHO MIRAGE CA 92270

APN: 666423005 ASMT: 666423005
MARK S DROP SR CORP
13237 E GARVEY AVE
BALDWIN PARK CA 91706

APN: 666423006 ASMT: 666423006
LLC CAVARH
C/O JIM DODSON
68845 PEREZ RD NO H16
CATHEDRAL CY CA 92234

APN: 669060010 ASMT: 669060010
SOUTHERN CALIFORNIA GAS CO
C/O TAX DEPT
101 ASH ST NO HW07
SAN DIEGO CA 92101

APN: 669060012 ASMT: 669060012
SOUTHERN PACIFIC TRANSPORTATION
CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

APN: 669060018 ASMT: 669060018
ROBERT WILSON MINER
PMB 456
611 S PALM CYN DR NO 7
PALM SPRINGS CA 92264

APN: 669060019 ASMT: 669060019
FOODMAKER INC
VICTORIA LAND PARTNERS
C/O MIDTOWN NIKI GROUP
9330 BALBOA AVE
SAN DIEGO CA 92123

APN: 669091017 ASMT: 669091017
G & M OIL CO
PALM SPRINGS PARTNERS
C/O GEORGE A PEARSON
16868 A ST
HUNTINGTON BEACH CA 92647

APN: 669093008 ASMT: 669093008
WILLIAM A PRICE
331 PENNSYLVANIA AVE
SAN FRANCISCO CA 94107

APN: 669093009 ASMT: 669093009
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

RADIUS LABELS OF 2400'
FOOT RADIUS

Mission Springs Water District
66575 E. Second Street
Desert Hot Springs, CA 92240

Southern California Edison
36-100 Cathedral Canyon
Cathedral City, CA 92234

Southern California Gas
211 N. Sunrise Way
Palm Springs, CA 92262

Southern California Gas
Attn: Ron Dietl, Transmission
Planning AST
P.O. Box 2300
Chatsworth, CA 9131-2300

Verizon
Attn: Chris Brown
295 N. Sunrise Way
Palm Springs, CA 92262

Caltrans #8
Attn: William Mosby
464 4th MS 726
San Bernardino, CA 92401

City of Desert Hot Springs
Planning Dept.
Attn: City Manager
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240

Palm Springs Unified School District
980 E. Tahquitz Cyn. Way, Ste. 204
Palm Springs, CA 92262

City of Palm Springs
Planning & Zoning
3200 E. Tahquitz Canyon
Palm Springs, CA 92262

Dept. Alcoholic Bev. Control
42-700 Bob Hope Drive #317
Rancho Mirage, CA 92270

Turna Lakhwinder Singh
7590 Fairway Drive
Yucca Valley, CA 92284

CJC Design Inc
Attn: Fred Cohen
14014 Maple Street, Ste #101
Corona, CA 92808

**EXTRA LABELS
FOR CASE FILE #
CUP03451R1**

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA41712/Conditional Use Permit No. 3451, Revised Permit No. 1

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Maurice Borrows Title: Project Planner Date: August 27, 2008

Applicant/Project Sponsor: Lakhwinder Turna Date Submitted: January 17, 2008

ADOPTED BY: Planning Commission

Person Verifying Adoption: Maurice Borrows Date: September 17, 2008

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

Riverside County Planning Department 38686 El Cerrito Road, Palm Desert, CA 92211

For additional information, please contact Maurice Borrows at 760-863-8277.

Revised: 10/16/07

Y:\11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP03451R1\DH-PC-BOS Hearings\MND for CUP3451R1.doc

Please charge deposit fee case#: ZEA41712

ZCFG05059

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
 4090 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

EA41712/Conditional Use Permit No. 3451, Revised Permit No. 1

Project Title/Case Numbers

Maurice Borrows

County Contact Person

760-863-8277

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Lakhwinder Turna

Project Applicant

7590 Fairway Drive, Yucca Valley, CA 92284

Address

The project is located northerly of Avenue 20, southerly of Avenue 19, and easterly of Indian Avenue

Project Location

The revised conditional use permit proposes to re-construct an approximately 3,000 square-foot convenience store, including the sale of motor vehicle fuel and sale of beer and wine (ABC Type 20) for off premises consumption, and with this revised permit, to allow a 900 square-foot automatic car wash and six new fuel dispensers with a 3,500 square-foot canopy.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on September 17, 2008, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,876.75 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211.

Maurice Borrows

Signature

Project Planner

Title

September 17, 2008

Date

Date Received for Filing and Posting at OPR: _____

Y:\11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP03451R1\DH-PC-BOS Hearings\NOD for CUP3451R1.doc
Revised 9/14/07

Please charge deposit fee case#: ZEA41712

ZCFG05059.

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * I0800195

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: CJC DESIGN INC \$64.00
paid by: CK 1024
CFG FOR EA41712 (CUP03451R1)
~~paid towards: CFG05059 CALIF FISH & GAME: DOC FEE~~
at parcel: 20000 INDIAN AVE NPSP
appl type: CFG3

By _____ Jan 17, 2008 16:36
KHAFLIGE posting date Jan 17, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * I0801544

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: CJC DESIGN INC
paid by: CK 2839

\$1,876.75

CFG FOR EA41712 (CUP03451R1)

~~paid towards: CFG05059 CALIF FISH & GAME: DOC FEE~~
at parcel: 20000 INDIAN AVE NPSP
appl type: CFG3

By _____ May 22, 2008 14:17
JCMITCHE posting date May 22, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,876.75

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0902194

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: CJC DESIGN INC \$116.25
paid by: CK 10005
paid towards: CFG05059 CALIF FISH & GAME: DOC FEE
CFG FOR EA41712 (CUP03451R1)
at parcel #: 20000 INDIAN AVE NPSP
appl type: CFG3

By _____ Sep 10, 2009 13:51
JCMITCHE posting date Sep 10, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$116.25

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

Additional info at www.rctlma.org

County of Riverside
Planning Department Desert Office
38686 El Cerrito Rd
Palm Desert, CA 92211

FIRST CLASS

Anderson

|||
CJC Design Inc.
14014 Maple St., Suite #101
Corona, CA 92808

County of Riverside
Planning Department Desert Office
38686 El Cerrito Rd
Palm Desert, CA 92241

FIRST CLASS

Yucca Valley

Turna Lakhwinder Singh
7590 Fairway Dr.
Yucca Valley, CA 92284