

CONDITIONAL USE PERMIT Case #: CUP03623

Parcel: 727-100-024

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE STREETLIGHT AUTHORIZATION (cont.) RECOMMND

2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 9 USE - STREETLIGHTS 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.

Streetlight 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 streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 13 USE -ANNEX L&LMD/OTHER DIST1 RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

(1) Street lights on Buchanan Street.

90.TRANS. 14 USE - IMPROVEMENTS RECOMMND

Buchanan Street is designated as an Industrial Collector Street and shall be improved with 56-foot full-width AC pavement and 6-inch concrete curb and gutter within the 78-foot full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78')

NOTE: A 6-foot wide concrete sidewalk shall be constructed adjacent to curb line within the 11-foot parkway.

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10:15

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15 USE - EXISTING MAINTAINED

RECOMMND

66th Avenue along project boundary is a paved County maintained road designated as an Urban Arterial Highway and shall be improved with 8-inch concrete curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91, pages 1 & 2. (110'/152')

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 21' parkway per Standard No. 404.

Above mentioned improvements could be modified as approved by Transportation Department because of proposed grade separation project over existing Highway 86 Expressway.

90.TRANS. 18 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. 19 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

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90.TRANS. 19                   USE - UTILITY INSTALL (cont.)                   RECOMMND

as proof of completion.

90.TRANS. 23                   USE - SOUTH VALLEY PARKWAY                   RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

90.TRANS. 24                   USE - DRIVEWAYS                   RECOMMND

Driveways shall be designed and constructed in accordance with County Standard No. 207A pages 1 and 2, and shall be located in accordance with Exhibit A, Amended No. 3 for Conditional Use Permit No. 3623.

90.TRANS. 25                   USE - DRAINAGE IMPROV COMPLETE                   RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 26                      USE - EASEMENT FOR DRAINAGE 2                      RECOMMND

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

90.TRANS. 27                      USE - TS/INSTALLATION                      RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

90.TRANS. 28                      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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto: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 five-day minimum processing period requested for all orders.

The developer must provide to Transportation Department'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.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. Transportation Department MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 29 USE - IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. Transportation Department will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.TRANS. 30 USE -BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 31 USE - R-O-W DEDICATION

DRAFT

All of the proposed future Caltrans right-of-way along 66th Avenue and State Highway 86 shall be kept clear of structures and remain undeveloped, except for landscaping as provided under separate Plot Plan submitted for review and approval within the area identified under Note 13 of Exhibit A.





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



*Juan C. Perez, P.E., T.E.*  
*Director of Transportation*

**Transportation Department**

**MEMORANDUM**

**To:** Majeed Farshad

**Date:** February 28, 2013

Supersedes letter Dated February 2, 2010

**From:** Alan French *AF*

**RE: Recommended Conditions of Approval for  
Conditional Use Permit No. 3623, Thermal Service Station**

Transportation Plan Check Riverside has received the following data:

1. Preliminary Drainage Report for CUP 3623 (Dated September 2009)
2. Revised Drainage Report for CUP 3623 ( Dated November 2009)
3. Drainage Report for Thermal Service Station, LP (Dated July 2012)
4. Drainage Study for Thermal Service Station, LP (Dated July 2012 rev Feb 2013)

Transportation has completed the review of the above report and has prepared the drainage related conditions for the project. The proponent proposes to collect the incremental difference of the 100 year storm runoff generated from the site and convey it to an onsite basin at the north end of the site. The following are our recommended Conditions of Approval for drainage improvements for this project:

**10. GENERAL CONDITIONS**

**10. TRANS USE – DRAINAGE 1**

The proponent shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." The protection shall be as approved by the Transportation Department.

**10. TRANS USE – FLOOD HAZARD REPORT**

This is a proposal to construct a Service Station, Convenience Store and Fast Food Restaurant on 14 acres (APN 727-100-024). This project lies within the Mecca area on the north side of 66th and just east of Buchanan Street and west of State Highway 86.

For new developments in this area, they are required to retain the incremental increase of the runoff for a 100-year event. The proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The retention of the incremental increase of the 100 year storm shall be required as part of the drainage improvements for this project.

10. TRANS USE – FLOOD HAZARD REPORT 2

This project is located in an area designated Zone D on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10. TRANS USE – DRAINAGE EASEMENT

Coachella Valley Water District will need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these facilities will be located. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

10. TRANS USE – RETENTION BASIN

Per the project drainage report (January 2013), the proponents engineer has calculated the storm water runoff from the 100year event for the existing condition and the proposed condition. The project is designed to convey all the flows from the site to on-site basins on the property via gutters.

Basins are located near the perimeter of the site and accept flows from parking lots, building roofs and along Buchanan. The flow volumes for the site were calculated as follows:

100-year Event	1-hr Duration	3-hr Duration	6-hr Duration	24-hr Duration
Existing Volume –cf	46,940	68,522	79,997	93,936
Developed Volume –cf	49,058	74,877	92,504	128,729
Difference Volume – cf	2,118	6,355	12,507	34,793



Of these durations above the critical volume is 34,793 cf for the 24-hr duration event for the 12 acre subarea for the 100-year storm event.

The proponent is proposing one basin for retention with a volume of 1.44 ac-ft, 62,708 CF. The proposed retention basin is from about 355 feet long and 141 feet wide and a depth of 1.25 feet:

	Depth	Area (sf)	Volume (cf)	Accumulative volume (cf)
Infiltration Basin	1.25	50,055	62,708	62,708

The basin storage capacity is 62,708 cf, which is greater than the 34,793 cf storm volume from the 100 year, 24-hour duration storm event.

Based on the calculations in the report and the proposed facilities, the project proponent will have provided enough storage capacity for the project to retain on-site incremental storm runoff in the 100 year event.

**10. TRANS USE – OWNER MAINT NOTICE**

A viable maintenance mechanism acceptable to the County should be provided for the basin. The owner will maintain and clean the basin a minimum two times per year. This maintenance wording shall be shown on the title sheet of improvement plans and ECS.

**60. PRIOR TO GRADING PRMT ISSUANCE**

**60. TRANS USE – DRAINAGE SUBMIT PLANS 1**

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

**60. TRANS USE – DRAINAGE SUBMIT PLANS 2**

Per letter dated June 1, 2009, the project proponent shall submit plans for grading, landscaping, and irrigation systems to Coachella Valley Water District for review and approval. This review is for ensuring efficient water management.



**60. TRANS****USE – EASEMENT FOR DRAINAGE**

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

**60. TRANS****USE – TYPICAL SITE GRADING**

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

**70. PRIOR TO GRADING FINAL INSPECT****70. TRANS****USE – EROSION CONTROL**

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

**80. TRANS PRIOR TO BLDG PRMT ISSUANCE****80. TRANS****USE – DRAIN EASMT1**

Proposed retention basins shall be designed of adequate size to retain 100 percent of the incremental increase of the volume from the 100 year event. The proponent shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Final design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

**80. TRANS**

**USE –EASEMENT FOR DRAINAGE 2**

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

**90. PRIOR TO BLDG FINAL INSPECTION**

**90. TRANS**

**USE – DRAINAGE IMPROV COMPLETE**

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

**90. TRANS**

**USE – EASEMENT FOR DRAINAGE 2**

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."



Established in 1918 as a public agency

# Coachella Valley Water District

**Directors:**

Peter Nelson, President - Div. 4  
John P. Powell, Jr., Vice President - Div. 3  
Patricia A. Larson - Div. 2  
Debi Livesay - Div. 5  
Franz W. De Klotz - Div. 1

**Officers:**

Steven B. Robbins, General Manager-Chief Engineer  
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

September 5, 2012

File: 0163.1  
0421.2  
070907-3  
0721.1



Jay Olivas  
Riverside County  
Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

Dear Mr. Olivas:

Subject: Conditional Use Permit 3623, Amended No. 3

This is in response to your request for comments dated August 23, for the above subject project. Please reference the District's letter dated October 17, 2011 (enclosed).

If you have any questions, please contact Joe Cook, domestic water engineer, extension 2292.

Yours very truly,

Mark L. Johnson  
Director of Engineering

Enclosure/1/as

cc: Thermal Service Station, LP (with enclosure)  
P.O. Box 1958  
Corona, CA 92878

JC:ch\eng\sw\2012\Sept\CUP 34623







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**Coachella Valley Water District**

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October 17, 2011

Redwine and Sherrill, Attorneys

File: 0163.1  
0421.1  
0721.1  
070907-3

Jay Olivas  
Riverside County Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501

Dear Mr. Olivas:

**Subject: Change of Zone No. 7710, Conditional Use Permit No. 3623,  
Tentative Parcel Map 36204, Amended No. 2**

This letter supersedes Coachella Valley Water District's (District's) letter dated June 1, 2009.

This area is protected from regional stormwater flows by a system of channels and dikes, and may be considered safe from regional stormwater flows except in rare instances.

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. The District, in cooperation with Riverside County and the Torres Martinez Desert Cahuilla Indian Tribe, are in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

This area is designated Zone D on the Federal Flood Insurance Rate Maps which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard.

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.





The District has recently completed domestic water hydraulic modeling studies for other projects located in the Mecca area. The hydraulic modeling studies show that there is no surplus capacity in the domestic water system for the proposed development's domestic water demand and fire flow requirements without the installation of significant offsite infrastructure improvements.

The District may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

There are existing U.S. Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the approval of a (building permit until arrangements have been made with the District regarding these facilities. The USBR conflicts include but are not limited to lateral 97.0.

This area is underlain with agricultural drainage lines. There are Private facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the approval of a (building permit until arrangements have been made with the District regarding these facilities. The Private conflicts include but are not limited to TD638.

Portions of this project lie within CVWD fee-owned land acquired via Instrument No. 3279 recorded January 14, 1959, official records of Riverside County, copy enclosed. CVWD requests the appropriate public agency to withhold the issuance of the grading permit for the Buchanan Street expansion until clearances have been completed with CVWD.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. The District will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

October 17, 2011

The District may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

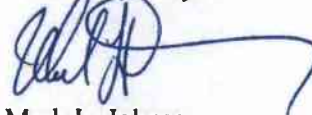
Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

The project lies within the Lower Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson  
Director of Engineering

cc: Majeed Farshad  
Riverside County Department of Transportation  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Alan French  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Mike Mistica  
County of Riverside, Department of Environmental Health  
P.O. Box 1206, Riverside, CA 92502

TD:ch/eng/sw/11/Oct/Change of Zone 7710



DEPARTMENT OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION & OVERSIGHT DIVISION

September 20, 2012

TO: Jay Olivas, Project Planner

FROM: Steven Hinde, REHS, CIH, Senior Industrial Hygienist

RE: Conditional Use Permit No. 3623, Amended No. 3 (New Travel Center/Truck Stop) to include auto/truck fueling, ca/truck wash, 24 hour retail sale of gasoline, food, beverages, beer/wine and grocery items with three drive-thru restaurants and one sit down restaurants.

A noise study is not required based upon the submitted diagrams, surrounding zoning, and distance to sensitive receivers. However, they still need to follow:


1. Facility-related noise, **as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

Please contact Steven Hinde if you have any questions.





**RIVERSIDE COUNTY SHERIFF'S DEPARTMENT  
STANLEY SNIFF, SHERIFF**

TO: County of Riverside Planning Department  
FROM: Captain Raymond Gregory   
DATE: October 19, 2011  
SUBJECT: Change of Zone No.7710/ Conditional Use Permit No. 3623  
Project Planner J. Olivas email: [JOLIVAS@rctlma.org](mailto:JOLIVAS@rctlma.org)

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Thank you for the opportunity to comment on the proposed construction of a new travel center/truck stop. Located northerly of Avenue 66, southerly of Avenue 65, easterly of Buchanan Street, westerly of Hwy. 86, in the unincorporated area of Riverside County known as Mecca.

The request made is a Change of Zone from Light Agricultural to Scenic Highway Commercial. The conditional permit proposes to construct and operate a travel center/truck stop to include auto/truck fueling, car/truck wash, 24 hours retail sale of gasoline, food, beverages, beer/wine, and grocery items with three drive-thru restaurants and one sit down restaurant.

The plans I reviewed show a building maximum of 34,000 square feet with a maximum building height of 26 feet, with 267 overall parking spaces.

The recommendations in this report are not intended to override nor supersede any order of the fire department or Fire Marshal. The following issues of concern related to public safety and law enforcement are presented:

**1. Current Planned Design:**

- A. Exterior Building Security:** The exterior doors of all buildings should be of steel construction and secured with a heavy-duty type lock to provide protection against forced entry. The doors should have a steel plate mounted to the side of the door near the latching bolt to prevent prying and tampering. The exterior entrances to the construction site should be locked when the construction concludes for the day using a Knox-Box system. The Knox-Box system should be installed on all gates used for access to the project to allow police and or fire personnel access to the construction site.



- B. Exterior Lighting Plan:** All exterior lighting fixtures should be mounted to a height that would reduce any tampering or damage. It is recommended that metal halide type lighting is used for the reasons of accurate color rendition and increased visibility. All areas of the site, including the parking lots and perimeter area, should have sufficient lighting to deter trespassers and vandalism during evening hours.
- C. Surveillance System:** We recommend a computer controlled digital surveillance system with cameras covering a close up view of the entryways into the site and the entrances/exits to the parking lot. Additional cameras could be installed during construction to cover all angles to include areas with specific safety concerns, (employee parking, building materials, and trailers). The benefits of a computer controlled system over a VHS Tape system is the digital system can run continually and daily surveillance can be stored indefinitely on a computer disc for future review. The video tapes of a VHS Surveillance System lose their video quality over time and take up more space for storage.
- D. Alarm System:** A security alarm system should be installed with sensors covering all exterior doors/windows of all office and storage buildings and storage containers. In addition to the door/window sensors, interior motion detectors and interior microphones could be installed to monitor potential criminal activity inside the interior of the construction site in the event of alarm activation. The subscriber should provide the servicing alarm vendor with a contact person, and/or responder in the event of alarm activation. Since a security guard is recommended to be on site 24 hours a day, they should be able to contact a manager or have access to keys to all areas of the construction site so deputies are able to check the interior of buildings in the event of alarm activation.
- E. Business Numbering or Monument:** The property address should be prominently displayed and visible from all bordering streets that have entrance/exits areas for the project. The numbers affixed to the building or monument should be of contrasting color from the building façade and illuminated at night. This will assist in emergency responses by the fire department or the Riverside County Sheriff's Department.

## 2. Construction Site:

- A. Exterior Fence:** Prior to construction of any structure, a material storage area should be established along the perimeter of the property and enclosed by a six (6) foot chain link fence with locking gates to minimize theft of materials and/or equipment. "No Trespassing" signs should be mounted on all four sides of the fencing.
- B. Lighting and Storage:** The developer and/or builder's name, address, and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered by equipment or storage of construction materials. Any stored construction material should be stored as near as possible to the center of the site and should be kept at a minimum height to allow view into the site from the roadway. The construction site should be well lit during

hours of darkness to prevent intruders, and all entrances and exits should be clearly marked and locked when not in use.

- C. Equipment, Staffing, and Supervision:** It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both at the site and at any off-site main office. The public and non-essential employees should have restricted access to the construction areas. Current emergency contact information for the project and construction supervisor should be kept on file with the Sheriff's Department. A list of construction employee names that are permitted to be on the construction site in the evening hours should be kept with the construction supervisor in the event deputies check the site and locate unauthorized personnel or trespassers at night.
  
- D. On Site Security:** During construction, we recommend on-site security be provided at all times when construction has ceased. This would assist in alleviating theft from the site and reduce the burden put upon the Sheriff's Department during the construction period. From past experience, construction sites of this size and magnitude are regularly targeted by thieves. On-site security not only provides a deterrent, but also helps as a conduit for reporting suspicious activity in the area.

### 3. Additional Security Concerns

- A. Security:** Due to the escalated probability of theft related crimes at the site due to its location near a major transportation artery, we recommend on-site security be provided at all times.
  
- B. Electrical Locks:** Locked electrical locks on the doors to beer and wine coolers during 2:00 AM and 6:00 AM are recommended to deter theft of alcohol during restricted hours.
  
- C. Surveillance Cameras:** We recommend surveillance cameras near Automated Teller Machines (ATMS) to deter crimes of opportunity such as thefts or robbery.

Should the Planning Department, developer, or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Lieutenant Clay Hubbard at (760) 863-8227, between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

(Accounting Use Only)

Check Number: \_\_\_\_\_ Date: \_\_\_\_\_



A Public Agency

October 31, 2011

Jay Olivas, Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92501

RE: Change of Zone No. 7710 / Conditional Use Permit No. 3623, Amended No. 2 –  
Thermal Service Station

Dear Mr. Olivas:

The SunLine Transit Agency (SunLine) would like to thank you for the opportunity to review and comment on the Change of Zone No. 7710 / Conditional Use Permit No. 3623, Amended No. 2 for the Thermal Service Station to be located on the northwest corner of Avenue 66 at Highway 86, within the Thermal Community of unincorporated Riverside County.

SunLine staff reviewed the change of zone and plot plans and based on our review of existing transit amenities in the vicinity, SunLine does not currently offer direct transit service to the project location. However, the nearest service route is located just east of the project, along Highway 86 and Avenue 66 served by Line 91. Therefore, SunLine is not requesting the addition of any transit amenities such as a bus turnout and/or shelters. We however recommend construction of sidewalks in all areas fronting the project to ensure that future customers are able to readily access service to be provided or existing service in the area.

We appreciate this chance to review developments within the Thousand Palms Community of unincorporated Riverside County. As the Coachella Valley continues to grow and based on further analyses, SunLine will continue to monitor on-going developments and may provide transit service to the proposed project in the future, if warranted. Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 190.

Sincerely,

Anita M. Petke  
Transit Planning Assistant

cc: C. Mikel Oglesby, General Manager  
Joseph Forgiarini, Director of Transit Planning



**LAND DEVELOPMENT COMMITTEE**  
**3rd CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

**RECEIVED**

**SEP 22 2011**

DATE: September 19, 2011

**TO:**

Transportation Dept. – Desert  
Environmental Health Dept.  
Riv. Co. Public Health Dept- Ind. Hygiene  
Riv. Co. Flood Control  
Fire Department - Desert  
Riv. Co. Dept. of Bldg. & Safety – Grading  
Riv. Co. Dept. of Bldg. & Safety – Plan Check  
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Department  
P.D. Geology/Paleontology Section - D. Jones  
Riv. Co. Landscape Programs Dept.  
P.D. Archaeology Section - L. Mouriquand  
Sunline Transit Agency  
Riv. Co. Sheriff's  
Riv. Co. Waste  
Mecca Community Council

**Facilities Department  
CVUSD**

4th District Supervisor  
4th District Planning Commissioner  
Coachella Valley Unified School Dist.  
Imperial Irrigation Dist.  
CALTRANS Dist. #8  
RWQCB-Colorado River  
South Coast Air Quality Mgmt. Dist.  
Coachella Valley Water District

**CHANGE OF ZONE NO. 7710 / CONDITIONAL USE PERMIT NO. 3623, AMENDED NO. 2 – EA42166**  
– Applicant: Ino Cruz – Engineer/Representative: Andrew J. Koltavary - Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Plan: Community Development: Commercial Tourist (CD: CT) (0.20 – 0.35 FAR) – Location: Northerly of Avenue 66, southerly of Avenue 65, easterly of Buchanan Street, westerly of Highway 86. – 14.01 Gross Acres – Zoning: Light Agricultural, 5 Acre Minimum (A-1-5) – REQUEST: Change of Zone from Light Agriculture (A-1-5) to Scenic Highway Commercial (C-P-S). The conditional use permit proposes to construct and operate a new travel center/truck stop to include auto/truck fueling, car/truck wash, 24 hour retail sale of gasoline, food, beverages, beer/wine and grocery items with three drive-thru restaurants and one sit down restaurant. Total building square footage is approximately 34,000 square feet with maximum building height of 26 feet and 267 overall parking spaces. Off-site access is along Buchanan Street to the west. - APN: 727-100-024 – Concurrent Cases: PM36204 (to be withdrawn), CFG05520. – Related Case: PAR01093

Please review the attached **Amended** map(s) and/or exhibit(s): **EXHIBITS A-1 THROUGH A-4, EXHIBITS G-1 THROUGH G-3, EXHIBIT L, EXHIBITS C-1 THRU C-7, EXHIBITS B-1 THRU B-9, AMENDED #2**, for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **October 20, 2011 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jay Olivas, (951) 955-1195**, or e-mail at **jolivas@rctlma.org / MAILSTOP #1070**

**COMMENTS:** The Coachella Valley Unified School District is authorized by State Legislature to levy a developer fee on commercial/industrial development. The fee has been established at \$0.47 per square foot for all commercial/industrial construction. The fees collected will be used to assist in the housing of students within the Coachella Valley Unified School District. The fee will be required to be paid prior to the issuance of the building permit.

DATE: 10/6/11

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Elsa F. Esqueda, Director Facilities/Maintenance

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



June 2, 2009

Maurice Borrows, Project Planner  
Riverside County Planning Department  
Desert Office – 38686 El Cerrito Road  
Palm Desert, CA 92211

**RE: Conditional Use Permit No. 3623 — Construct in five (5) phases and operate a new travel center/truck stop with multiple buildings and uses, including: a 24-hour 5-pump truck, a 12-pump auto gas station/convenience market with beer and sales, with two (2) restaurant/deli shops, truck scale, one (1) free-standing drive thru restaurant, and one (1) drive thru restaurant/sit-down restaurant.  
(Concurrent cases: PM 36204, CZ 7710, EA 42166, CFG 5520)  
APN: 727-100-024**

Dear Mr. Borrows:

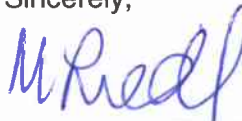
The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Avenue 66, south of Avenue 65, east of Buchanan Street, and west of Highway 86, in the Mecca Zoning District. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

3. a) **Prior to issuance of a building permit**, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.  
  
b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th FLOOR, MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!  
Be energy efficient!*

November 3, 2011

Mr. Jay Olivas  
Riverside County Planning Department  
P. O. Box 1409  
Riverside, CA 92502-1409

Dear Mr. Olivas:

Conditional Use Permit 3623, Assessor Parcel Number: 727-100-024  
08-RIV 86S-PM 11.031

The California Department of Transportation reviewed the Conditional Use Permit (CUP) 3rd Case Transmittal for the Thermal Service Station. The CUP proposes a travel center/truck stop that will include truck fueling stations, truck wash, fast-food restaurants with drive thru, and gas station/mini-mart. It will be located, north of 66th Avenue, east of Buchanan Street and west of and abutting State Route 86S (SR-86S), in the community of Mecca. Access to the site will be along Buchanan Street.

Although this response was not returned prior to the Agenda deadline, we submit these comments for your consideration:

Traffic:

Access to the proposed development will be off of Buchanan Street. The intersection of Buchanan Street and 66th Avenue may be re-aligned due to a proposed new interchange at SR-86S and 66th Avenue. This may require additional right of way.

With project frontage along SR-86S right of way, we believe project development will impact existing highway facilities, particularly with regard to increased traffic, site grading and drainage. For this reason, we ask that traffic and drainage studies be prepared to address specific project impacts and to identify pertinent mitigation measures. The traffic impact analysis should also address truck turning templates for the intersection of SR-86S and 66th Avenue. The format used in this analysis should be consistent with the Caltrans Guide for the Preparation of Traffic Impact Studies. Information regarding this guide is available upon request or is accessible on the Internet at: [http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)



Mr. Jay Olivas  
November 3, 2011  
Page 2

Drainage:

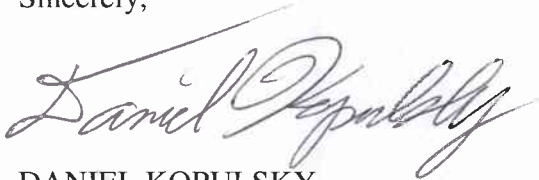
- All existing tributary areas, area drainage patterns and runoff volumes having an impact to adjacent SR 86S drainage facilities must be identified and analyzed in a project hydrology study.
- The project drainage design should include an evaluation of runoff impacts to adjacent State right-of-way. Basin calculations should be included to verify that the basin volume is sufficient to detain necessary runoff flows. Where applicable, compliance with pertinent NPDES/water quality standards will be required.

Permits:

Issuance of a Caltrans Encroachment Permit will be required prior to any construction within the Right of Way and shall be in compliance to all current design standards, applicable policies, and construction practices. Please reference the Encroachment Permits Manual at:  
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

We appreciate the opportunity to offer comments concerning this project. If you have any question regarding developmental review procedures or other issues, please contact me at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY  
Office Chief  
Community Planning/Local Development Review

**From:** Rebecca Forbes [rebecca\_forbes@dot.ca.gov]  
**Sent:** Tuesday, December 11, 2012 11:25 AM  
**To:** Olivas, Jay  
**Cc:** Dan Kopulsky  
**Subject:** Thermal Service station CUP 3623

Hello Jay,

Dan Kopulsky, Manuel Jabson, John Ashlock, and I had a meeting with Ino Cruz about the above project. Ino mentioned you were waiting for an approval letter from us for the updated site plan. I never received the one Ino said was mailed by the County in September. The revised site plans presented at the meeting showed no impact to the State Highway System. Comments from our letter dated November 3, 2011 were addressed during the meeting and we have no other concerns regarding this project. If you have any questions, please contact me or Dan.

Rebecca Forbes  
D-8 Division of Planning  
Transportation Planner  
464 West 4th Street, MS 722  
San Bernardino, CA 92401  
(909) 388-7139  
Fax (909) 383-5936  
[rebecca\\_forbes@dot.ca.gov](mailto:rebecca_forbes@dot.ca.gov)

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# California Regional Water Quality Control Board

## Colorado River Basin Region



Linda S. Adams  
Secretary for  
Environmental Protection

73-720 Fred Waring Drive, Suite 100, Palm Desert, California 92260  
(760) 346-7491 • Fax (760) 341-6820  
<http://www.waterboards.ca.gov/coloradoriver>

Arnold Schwarzenegger  
Governor

October 14, 2009

**RECEIVED**

**OCT 19 2009**

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

Riverside County  
Planning Department  
Desert Office

Subject: Conditional Use Permit No. 3623 – EA42166 – Applicant: Ino Cruz

Dear Mr. Olives

Following a preliminary review of this project, Regional Water Board staff has determined that the following checked items may be relevant to this project.

- Waste Discharge Requirements or a National Pollutant Discharge Elimination System Permit is required to discharge treated wastewater and/or sludge.
- A National Pollutant Discharge Elimination System (NPDES) permit for storm water discharges associated with construction activities is required for projects disturbing one or more acres. An NPDES storm water permit is also required for projects that are part of a common plan and disturb one or more acres.
- Waste Discharge Requirements may be required to discharge processed or treated wastewater. Facilities commonly requiring waste discharge requirements include: car and truck washes; sand and gravel washing operations; concentrated animal feeding operations; aquatic animal production facilities; manufacturing facilities; and facilities using reclaimed wastewater for landscaping.
- Waste Discharge Requirements may be required for new subdivisions, grouped or community septic tank/seepage pit or leach field systems, particularly in vulnerable areas.
- An NPDES permit for storm water discharges associated with industrial facilities is required due to the facilities Standard Industrial Code (SIC).



Environmental Document  
Comments

- General Waste Discharge Requirements may be required if the project involves:  discharges of water used for hydrostatic testing of pipelines;  a confined animal facility;  discharges of extracted and/or treated groundwater;  mobile home parks,  sanitary sewer systems,  other waste discharge facilities.
- Projects that impact "Waters of the U.S." require a Clean Water Act (CWA) Section 404 permit issued by the United States Army Corp of Engineers (Corps). A CWA Section 401 Water Quality Certification is required to obtain a Section 404 permit from the Corps.
- Projects using chemical dust control suppressants are reviewed on a case by case basis, and may require Waste Discharge Requirements.

If you have questions regarding your responsibility to protect water quality as it relates to your project, please contact the staff checked below, and obtain the appropriate permits (if any) prior to the discharge of waste.

- Storm Water, MS4.....**Jay Mirpour, WRCE**  
(760) 776 - 8981
- 401 Water Quality Certifications.....**Jay Mirpour, WRCE**  
(760) 776 - 8981
- Storm Water, CalTrans,.....**Suhas Chakraborty, WRCE**  
Construction, & Industrial (760) 776 - 8961
- NPDES (Discharges to Waters .....**John Carmona, Senior WRCE**  
of the U.S.) (760) 340 - 4521
- Aquaculture, Feedlots, Dairy's.....**John Carmona, Senior WRCE**  
(760) 340 - 4521
- Discharges to Land, Landfills,.....**Cliff Raley, Senior WRCE**  
Biosolids (760) 776 - 8962
- New Development in Un-sewered .....**Cliff Raley, Senior WRCE**  
Communities (Septic Systems) (760) 776 - 8962
- Chemical Dust Suppressants.....**Cliff Raley, Senior WRCE**  
(760) 776-8962
- Geothermal Power.....**Herbert Jackson, Engineering**  
Geologist (760) 776-8947

**Olivas, Jay**

---

**Subject:** FW: CUP03623 apn 727-100-024 Truck Stop

---

**From:** Maypray-Fitch, Jacqueline@ABC [<mailto:Jacqueline.Maypray-Fitch@ABC.ca.gov>]  
**Sent:** Tuesday, April 15, 2014 8:35 AM  
**To:** Olivas, Jay  
**Subject:** RE: CUP03623 apn 727-100-024 Truck Stop

Good morning,

This does not need a PC&N there is no overconcentration.

Thank you,

Jacqueline Maypray-Fitch  
Licensing Representative II  
34-160 Gateway Dr, Ste 120  
Palm Desert, CA 92211  
Desk: 760 324-4063  
Fax : 760-324-2632

---

**From:** Olivas, Jay [<mailto:JOLIVAS@rctlma.org>]  
**Sent:** Monday, April 14, 2014 1:13 PM  
**To:** Maypray-Fitch, Jacqueline@ABC  
**Subject:** RE: CUP03623 apn 727-100-024 Truck Stop

Thanks for your help

Please let me know if this site requires a PC&N (census 456.04) as it affects our advertising for the CUP

Thanks again

---

**From:** Maypray-Fitch, Jacqueline@ABC [<mailto:Jacqueline.Maypray-Fitch@ABC.ca.gov>]  
**Sent:** Friday, April 11, 2014 4:56 PM  
**To:** Olivas, Jay  
**Subject:** RE: CUP03623 apn 727-100-024 Truck Stop

Hello,

My list states Riverside County is not Moratorium and does not need a PC&N unless overconcentrated. I will verify & get back with you next week.

Thank you,

Jacqueline Maypray-Fitch  
Licensing Representative II  
34-160 Gateway Dr, Ste 120

**Community Council Advisory Project Review Report—Fourth District Planning Projects**

Council: Mecca Address:   
Meeting date: Jan. 9, 2013 Cross streets: 66<sup>th</sup> Ave & Emory St  
Project name: Mecca Travel Center Parcel number(s): 727-100-024  
Case number: MAP# 3673 & EA42166

Advisory Action: Support  NOT Support  Abstain  Absent  Continue to

**Advisory Motion**

~~- APPROVAL with Recommendation~~

- Play Area
- Additional sitting - outdoor
- Dumping Area
- Entrance for trucks - wider
- Ensure Mecca Guide Lines to be reflected
- Gonzalez - 1st
- Palomar - 2nd
- Motion to Approve

**Advisory Discussion, Comments and Recommendations**

Date: Jan 9, 2013 Signature: 

Print name and title: Marta G Macchuzzi

**Supervisor's Comments**

**Directions:** The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.



**RECEIVED**  
MAY 19 2014  
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

May 6, 2014

Mr. Jay Olivas, Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

RE: Change of Zone No. 7710  
Conditional Use No. 3623

Dear Mr. Olivas:

Hello. Enclosed, I am sending you a copy of the SEC. 18T.7S which our land is located. As you see, the South side of Avenue 66 to Lincoln and the East side of Expressway 86.

1. Would you please be kind to mark on the map to indicate the location of your project?
2. Is this project a private one? (Please mention the name and address of the party.)
3. Please explain if this project could have any effects on our properties.

I am very concerned that the Mecca environment to be improved, as well as the other desert cities. Thank You.

May God Bless,



Dr. F. Hormozi  
128 South Wetherly Drive  
Beverly Hills, CA 90211

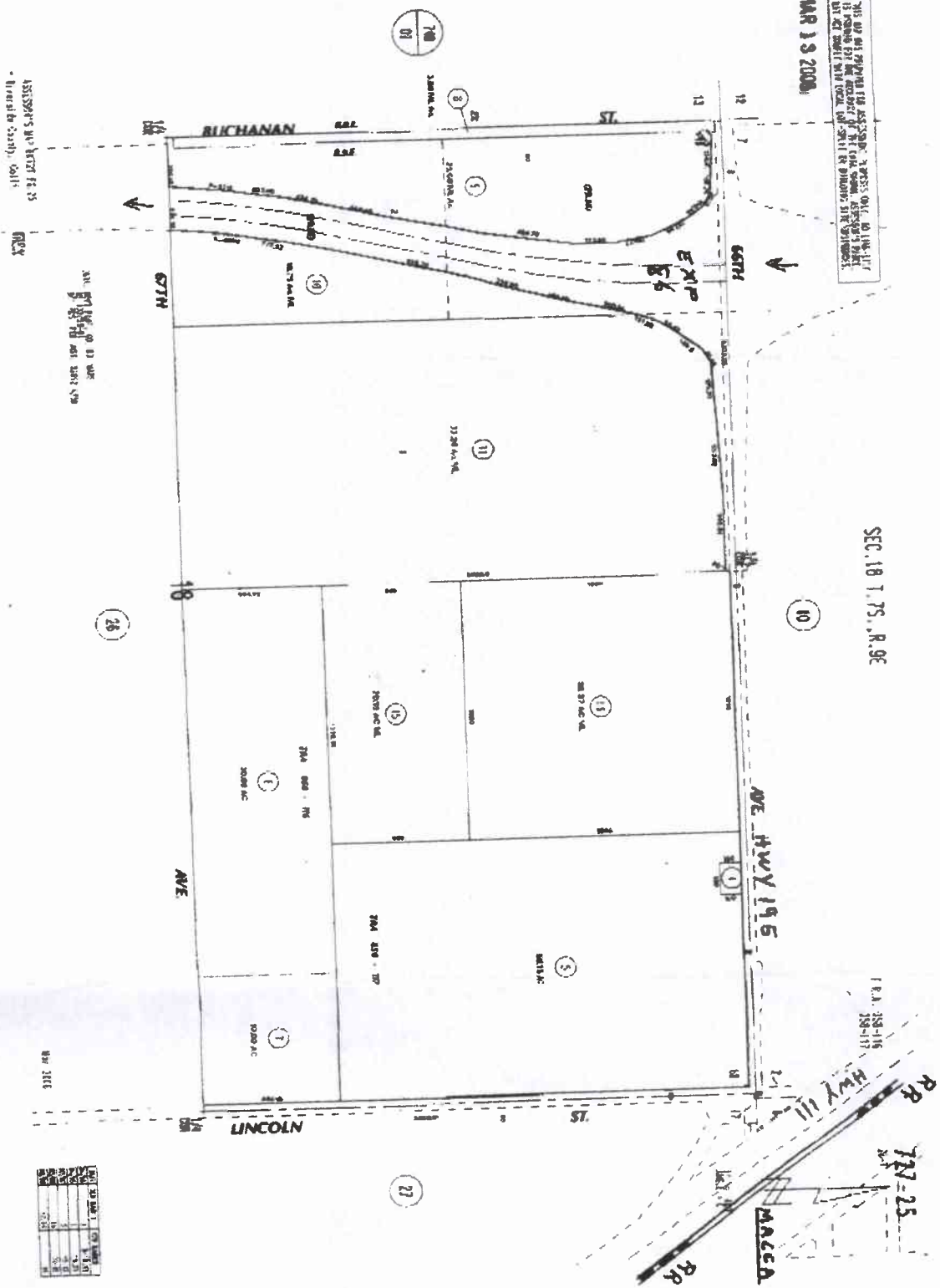
Enclosure

P.S. Any permit should be practically started to finish within one year, otherwise it would be expired.

MAR 13 2008

THIS MAP WAS PROVIDED FOR ASSISTANCE IN ADDRESSING A CROSS-COUNTY ISSUE. IT IS PROVIDED FOR THE ACCURACY OF THE DATA AND NOT FOR THE PURPOSE OF PROVIDING A GUARANTEE.

SEC. 18 T. 75, R. 9E



*Please send this map with your letter. Thank you.*

Data Deemed Reliable, But Not Guaranteed

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**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR CHANGE OF ZONE**

CHECK ONE AS APPROPRIATE:

**Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PAR No. 01093 DATE SUBMITTED: April 29, 2009

**APPLICATION INFORMATION**

Applicant's Name: INO CRUZ E-Mail: ino@incadm.com

Mailing Address: 224 South Joy Street  
Street  
Corona, CA 92879-1958  
City State ZIP

Daytime Phone No: (951) 280-3833 ext.2 Fax No: (951) 280-3832

Engineer/Representative's Name: ANDREW J. KOLTAVARY E-Mail: thehun@pacbell.net

Mailing Address: 17802 Mitchell North  
Street  
Irvine, CA 92614  
City State ZIP

Daytime Phone No: (949) 752-5466 Fax No: (949) 752-6455

Property Owner's Name: HAGOP KOFDARALI E-Mail: jack@jandroil.com

Mailing Address: P.O. Box 1958  
Street  
Corona, CA 92787-1959  
City State ZIP

Daytime Phone No: (951) 280-3833 ext.1 Fax No: (951) 280-3832

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





**APPLICATION FOR CHANGE OF ZONE**

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

New travel center to include auto and truck fueling stations, a convenience store, restaurants, future retail shops, and a future hotel.

Related cases filed in conjunction with this request:

None.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PAR No. 01093 CU P031023 DATE SUBMITTED: April 29, 2009

**APPLICATION INFORMATION**

Applicant's Name: INO CRUZ E-Mail: ino@incadm.com

Mailing Address: 224 South Joy Street  
Corona, CA 92879-1958  
City State ZIP

Daytime Phone No: ( 951 ) 280-3833 Fax No: ( 951 ) 280-3832

Engineer/Representative's Name: ANDREW J. KOLTAVARY E-Mail: thehun@pacbell.net

Mailing Address: 17802 Mitchell North  
Irvine, CA 92614  
City State ZIP

Daytime Phone No: ( 949 ) 752-5466 Fax No: ( 949 ) 752-6455

Property Owner's Name: HAGOP KOFDARALI E-Mail: jack@jandroil.com

Mailing Address: P.O. Box 1958  
Corona, CA 92878-1959  
City State ZIP

Daytime Phone No: ( 951 ) 280-3833 Fax No: ( 951 ) 280-3832

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.

INO CRUZ

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

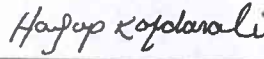
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

HAGOP KOFDAĀALI

PRINTED NAME OF PROPERTY OWNER(S)



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): 727-100-024-3

Section: 7 Township: 7 South Range: 9 East

Approximate Gross Acreage: 14.01

General location (nearby or cross streets): North of 66th Avenue, South of 65th Avenue, East of Buchanan Street, West of 86S Highway.

Thomas Brothers map, edition year, page number, and coordinates: 5592-D7

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

New travel center to include auto/truck fueling stations, a convenience, restaurants, retail shops and a future hotel.  
\_\_\_\_\_  
\_\_\_\_\_

Related cases filed in conjunction with this request:

None.  
\_\_\_\_\_  
\_\_\_\_\_

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: Geotechnical, Environmental & Traffic studies.

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 1,600 feet

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?  
Minimal Area Is Essentially Level

Estimated amount of cut = cubic yards: Minimal Area is Essentially Level

Estimated amount of fill = cubic yards \_\_\_\_\_

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither X

What is the anticipated source/destination of the import/export?  
\_\_\_\_\_ N/A \_\_\_\_\_



**APPLICATION FOR LAND USE AND DEVELOPMENT**

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the development project area exceed more than one acre in area? Yes  No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) INO CRUZ  Date April 29, 2009

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



McDonald's USA  
3800 Kilroy Airport Way, Suite 200  
Long Beach, California 90806  
562-753-2001  
Fax: 562-753-2099

May 14, 2014

County of Riverside  
Planning Department Desert Office  
77588 El Duna Ct Ste. H  
Palm Desert, CA 92211

Dear Commissioner:

It has come to our attention that the County of Riverside has requested a PlayPlace and/or outdoor seating for the site proposed in Thermal, CA at the juncture of Hwy 86 and Avenue 66. We have certain screens that we use to determine whether or not a PlayPlace is recommended for a particular site. Based on these screens, this particular site does not meet the minimum thresholds to support adding a PlayPlace. Additionally, our PlayPlaces require approximately 1,200-1,400 square feet of extra space – beyond what we need for our kitchen, storage and dining room. So, in addition to the extra cost to construct a PlayPlace, there would be additional costs associated with the increased square footage of space needed.

With regard to an outdoor patio, we do not have plans to add any outdoor seating at this time. With the southwestern exposure, our area would have direct sun all day long. We feel an outdoor patio would not be used at a frequency that would support the additional cost.

Sincerely,

Lori D. Nunez  
Regional Real Estate Manager  
Southern California Region

cc: Kori Seki

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 3/12/2014,

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

APN (s) or case numbers CUP03623 For

Company or Individual's Name 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: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**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:

**CHANGE OF ZONE NO. 7710 / CONDITIONAL USE PERMIT NO. 3623** – Intent to Adopt Mitigated Negative Declaration – Applicant: Ino Cruz – Fourth/Fourth Supervisorial District – Location: The project site is located northerly of 66<sup>th</sup> Avenue (State Highway 195), southerly of 65<sup>th</sup> Avenue, easterly of Buchanan Street, and westerly of State Highway 86. **REQUEST:** Change of Zone No. 7710 proposes to modify the Light Agriculture – 5 Acre Minimum (A-1-5) zone to the Scenic Highway Commercial (C-P-S) zone on an existing 14 acre lot. Conditional Use Permit No. 3623 proposes to construct and operate an automobile and truck travel center on a 14 acre site to include 13,600 square foot convenience store up to 28 feet in height with 24-hour retail sale of gasoline and diesel fuel, food/beverages, and concurrent sale of beer and wine for off-premises consumption with Type 20 ABC License (No PN&C required). Additionally, the proposed automobile and truck travel center includes 1,152 square foot car wash, 5,350 square foot gasoline canopy with eight (8) pumps, 3,570 square foot diesel fuel canopy with six (6) pumps, up to three (3) drive-thru restaurants, and two (2) sit down restaurants totaling approximately 15,905 square feet. The proposed project also includes a signage program. Total on-site parking consists of 203 vehicle spaces and 19 truck spaces. The development is proposed to be constructed in three (3) phases with separate area to remain undeveloped. Off-site access is proposed along Buchanan Street via State Highway 86 and 66<sup>th</sup> Avenue (State Highway 195). Project Planner: Jay Olivas at 760-863-7050 or email at [jolivas@rctlma.org](mailto:jolivas@rctlma.org) (Quasi-judicial)

TIME OF HEARING:                   **9:00 am** or as soon as possible thereafter  
  **May 21, 2014**  
  RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
  BOARD CHAMBERS, 1ST FLOOR  
  4080 LEMON STREET  
  RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jay Olivas, at (760) 863-7050 or email [jolivas@rctlma.org](mailto:jolivas@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a 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 Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

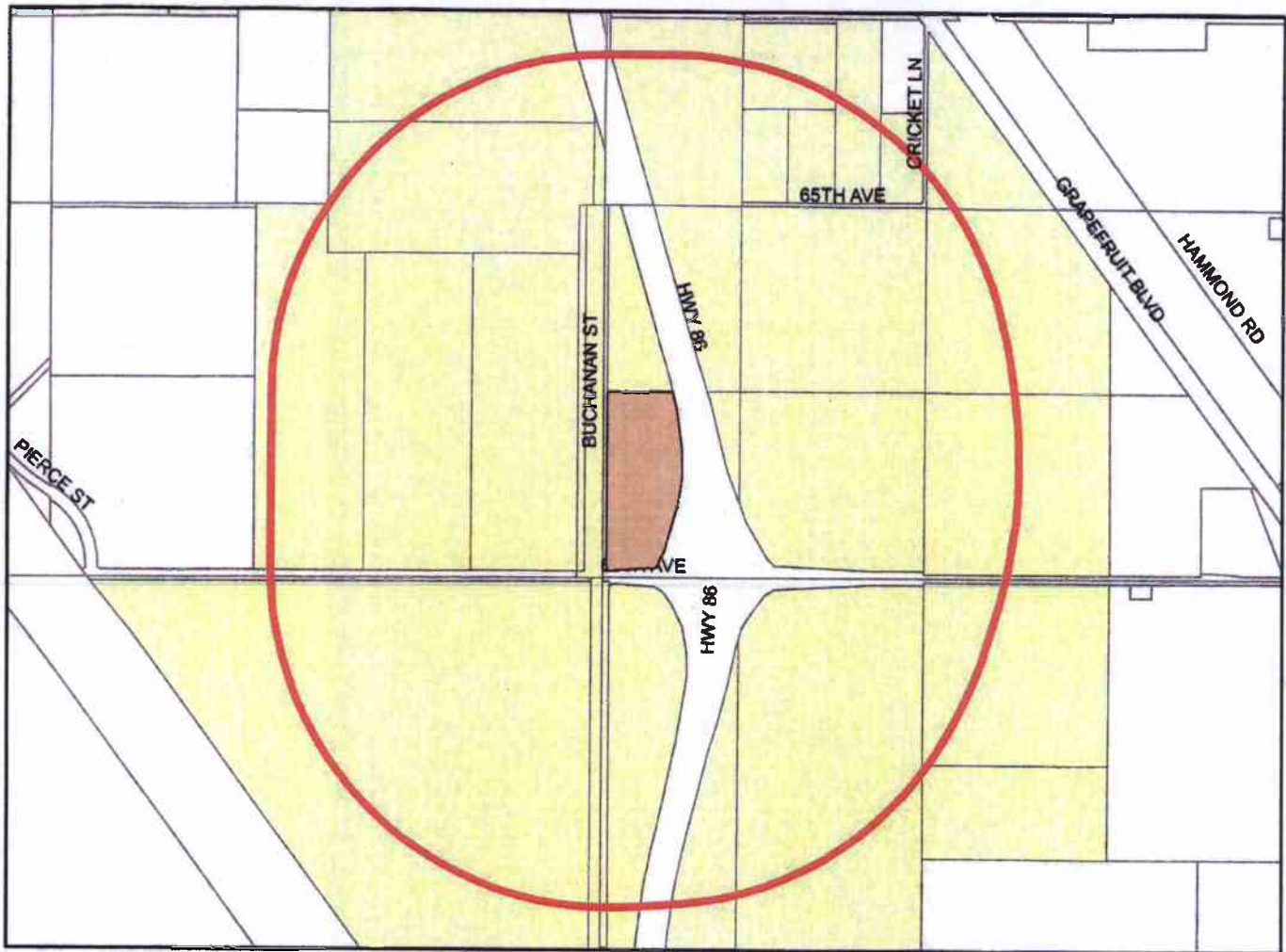
Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jay Olivas  
P.O. Box 1409, Riverside, CA 92502-1409



# **CUP03623 (2400 feet buffer)**



## **Selected Parcels**

727-100-006 749-080-028 727-250-008 749-070-017 749-080-027 749-090-018 749-070-019 749-070-020 749-080-021 749-080-022  
 749-080-023 727-250-016 727-091-012 727-100-003 749-090-009 727-091-013 727-100-009 727-250-015 727-100-020 727-091-010  
 727-091-005 727-091-009 727-091-014 727-091-007 727-250-009 727-250-010 727-250-011 727-100-024 727-100-021 727-100-022  
 727-100-023



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

ASMT: 727091005, APN: 727091005  
NORA SANCHEZ, ETAL  
43820 RECLINATA WAY  
INDIO CA 92201

ASMT: 727100003, APN: 727100003  
ALEJANDRINA MARTINEZ, ETAL  
81329 PALMYRA AVE  
INDIO CA 92201

ASMT: 727091007, APN: 727091007  
LEANDRA PEREZ, ETAL  
P O BOX 1539  
MECCA CA 92254

ASMT: 727100006, APN: 727100006  
MARIE SANCHEZ, ETAL  
C/O IGNACIO VASQUEZ  
P O BOX 2013  
MECCA CA 92254

ASMT: 727091009, APN: 727091009  
OSCAR PEREZ  
P O BOX 705  
COACHELLA CA 92236

ASMT: 727100009, APN: 727100009  
PAULA AVILA, ETAL  
P O BOX 687  
MECCA CA 92254

ASMT: 727091010, APN: 727091010  
NWK4 INC  
C/O RABOBANK N A  
915 HIGHLAND POINTE 350  
ROSEVILLE CA 95678

ASMT: 727100020, APN: 727100020  
SUSANA CHANDI, ETAL  
P O BOX 2817  
INDIO CA 92202

ASMT: 727091012, APN: 727091012  
JOSE MONTOYA  
P O BOX 1320  
COACHELLA CA 92236

ASMT: 727100023, APN: 727100023  
WILLIAM BURKETT  
46815 HIGHLAND PALMS DR  
LA QUINTA CA 92253

ASMT: 727091013, APN: 727091013  
LUZ RODRIGUEZ, ETAL  
81327 FUCSHIA  
INDIO CA 92201

ASMT: 727100024, APN: 727100024  
THERMAL SERVICE STATION  
P O BOX 1958  
CORONA CA 92878

ASMT: 727091014, APN: 727091014  
PRIMITIVO FUENTES, ETAL  
C/O IGNACIO P RAMIREZ  
83686 PALOMAR CT  
COACHELLA CA 92236

ASMT: 727250011, APN: 727250011  
SHAHRAM TADAYON  
704 S WESTGATE AVE  
LOS ANGELES CA 90049

ASMT: 727250016, APN: 727250016  
JAMES HORMOZI  
C/O FABRIBORZ HARMOZI  
128 S WETHERLY DR  
BEVERLY HILLS CA 90211

ASMT: 749080023, APN: 749080023  
FRANCES C BERGER FOUNDATION, ETAL  
P O BOX 13390  
PALM DESERT CA 92255

ASMT: 749080028, APN: 749080028  
BUCHANAN STREET INV  
C/O LOWRY  
39755 BURKEY DR NO A  
PALM DESERT CA 92211

ASMT: 749090009, APN: 749090009  
LUNING ASSOC  
C/O CHERYL CAGLIERO  
3300 S LAKESHORE RD  
CHELAN WA 98816

ASMT: 749090018, APN: 749090018  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

Owner/Applicant:  
Thermal Service Station, LP  
P.O. Box 1958  
Corona, CA 92878

Eng-Rep:  
Absolute Design Methods  
224 South Joy Street  
Corona, CA 92879

Caltrans District 8  
Attn: Daniel Kopulsky  
464 W. 4<sup>th</sup> Street  
San Bernardino, CA 92401

Riverside Co. Sheriff  
Captain Shouse  
86625 Airport Blvd  
Thermal, CA 92274

Attn: Ian MacMillian  
So. Coast AQMD  
21865 Copley Drive  
Diamond Bar, CA 91765

Torres Martinez Planning Dept.  
66725 Martinez Street  
Thermal, CA 92274

CUP03623 EXTRA LABELS





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez  
Interim Planning Director

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

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

77588 El Duna Ct. Palm Desert, CA  
Palm Desert, California 92211

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

EA42166\_CHANGE OF ZONE NO. 7710 & CONDITIONAL USE PERMIT NO. 3623

*Project Title/Case Numbers*

Jay Olivas

*County Contact Person*

(760) 863-7050

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Thermal Service Station, LP

*Project Applicant*

P.O. Box 1958 Corona, CA 92878

*Address*

Northerly of 66<sup>th</sup> Avenue, easterly of Buchanan Street, westerly of State Highway 86 in the Eastern Coachella Valley.

*Project Location*

Travel Center/Truck Stop with auto/truck fueling, carwash, 24-hour retail sale of gasoline and diesel, food, beverages, and grocery items with beer and wine sales for off-premises consumption (Type 20 ABC License) and restaurant buildings.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,181.25 + \$64)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

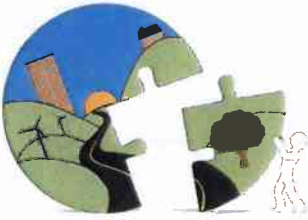
\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj  
Revised 8/25/2009  
Y:\Planning Case Files-Riverside office\cup03623\NOD Form.docx

Please charge deposit fee case#: ZEA42166 ZCFG05520 .

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez  
Interim Planning Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: CHANGE OF ZONE. NO. 7710 & CONDTIONAL USE PERMIT NO. 3623

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: Jay Olivas Title: Project Planner Date: April 21, 2014

Applicant/Project Sponsor: Thermal Service Station, LP Date Submitted: April 29, 2009

**ADOPTED BY:** Planning Commission

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

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

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

For additional information, please contact Jay Olivas, Project Planner at 760-863-7050.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42166

ZCFG05520

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I0901081

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: CRUZ INO \$64.00  
paid by: CK 0000001054  
paid towards: CFG05520 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42166  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Apr 29, 2009 11:42  
KHAFLIGE posting date Apr 29, 2009

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1303155

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: CRUZ INO \$2,156.25  
paid by: CK 0001161  
paid towards: CFG05520 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42166  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Apr 10, 2013 10:14  
MGARDNER posting date Apr 10, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* I1400866

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: CRUZ INO \$25.00  
paid by: AE 124812  
CFG FOR EA42166  
paid towards: CFG05520 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Apr 21, 2014 10:26  
JCMITCHE posting date Apr 21, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$25.00

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