

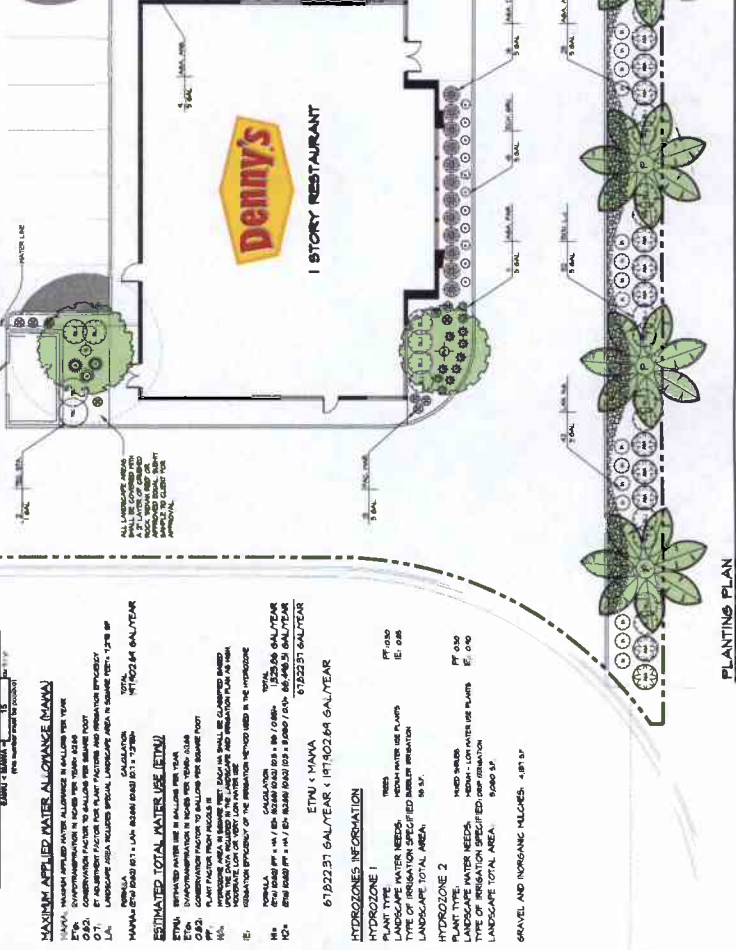


**SHADING LEGEND**  
 ■ EXISTING NATIVE VEGETATION TO REMAIN  
 ■ PROPOSED PLANTING AREAS  
 ■ PROPOSED PLANTING AREAS TO REMAIN

**SHADING SUMMARY**  
 TOTAL SHADING AREA: 10,000 SF  
 TOTAL PLANTING AREA: 10,000 SF  
 TOTAL PLANTING AREA TO REMAIN: 10,000 SF

**PLANTING PLAN**

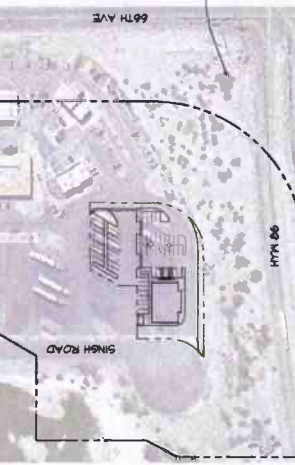
TREE	SIZE	QTY	SC	PLANTING DATE	LOCATION NAME
1	12" DBH	10	1	10/10/2024	PROPOSED PLANTING AREA
2	18" DBH	5	1	10/10/2024	PROPOSED PLANTING AREA
3	24" DBH	3	1	10/10/2024	PROPOSED PLANTING AREA
4	30" DBH	2	1	10/10/2024	PROPOSED PLANTING AREA
5	36" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
6	42" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
7	48" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
8	54" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
9	60" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
10	66" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
11	72" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
12	78" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
13	84" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
14	90" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
15	96" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
16	102" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
17	108" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
18	114" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
19	120" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
20	126" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
21	132" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
22	138" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
23	144" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
24	150" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
25	156" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
26	162" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
27	168" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
28	174" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
29	180" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
30	186" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
31	192" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
32	198" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
33	204" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
34	210" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
35	216" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
36	222" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
37	228" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
38	234" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
39	240" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
40	246" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
41	252" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
42	258" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
43	264" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
44	270" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
45	276" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
46	282" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
47	288" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
48	294" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
49	300" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
50	306" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
51	312" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
52	318" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
53	324" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
54	330" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
55	336" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
56	342" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
57	348" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
58	354" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
59	360" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
60	366" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
61	372" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
62	378" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
63	384" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
64	390" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
65	396" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
66	402" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
67	408" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
68	414" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
69	420" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
70	426" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
71	432" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
72	438" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
73	444" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
74	450" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
75	456" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
76	462" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
77	468" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
78	474" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
79	480" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
80	486" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
81	492" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
82	498" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
83	504" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
84	510" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
85	516" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
86	522" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
87	528" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
88	534" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
89	540" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
90	546" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
91	552" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
92	558" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
93	564" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
94	570" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
95	576" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
96	582" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
97	588" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
98	594" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
99	600" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA
100	606" DBH	1	1	10/10/2024	PROPOSED PLANTING AREA



**EXISTING NATIVE VEGETATION TO REMAIN**

**PLANTING PLAN**

SCALE: 1/8" = 1'-0"



**1. Maximum Annual Water Allowance**

1. Maximum Annual Water Allowance (MAWA) = 10000 SF x 0.5 GPM/100 SF = 5000 GPM

2. Estimated Annual Water Use

2. Estimated Annual Water Use (EAU) = 5000 GPM x 365 Days = 1,825,000 Gallons

3. Estimated Total Water Use (ETWU)

3. Estimated Total Water Use (ETWU) = 1,825,000 Gallons

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

MAWA = 10000 SF x 0.5 GPM/100 SF = 5000 GPM

**ESTIMATED TOTAL WATER USE (ETWU)**

ETWU = 1,825,000 Gallons

**HYDROLOGICAL INFORMATION**

HYDROLOGICAL INFORMATION

LANDSCAPE WATER NEEDS: 10000 SF x 0.5 GPM/100 SF = 5000 GPM

LANDSCAPE TOTAL AREA: 10000 SF

HYDROLOGICAL INFORMATION

HYDROLOGICAL INFORMATION

LANDSCAPE WATER NEEDS: 10000 SF x 0.5 GPM/100 SF = 5000 GPM

LANDSCAPE TOTAL AREA: 10000 SF



Perspective

**DP3**  
ARCHITECTS



**Heritage Prototype  
Schematic Design**  
July 17, 2013

211 East Broad Street Greenville, SC 29601 T864.232.8200 [www.DP3architects.com](http://www.DP3architects.com)



Perspective

**DP3**  
ARCHITECTS

**Heritage Prototype  
Schematic Design**  
July 17, 2013



211 East Broad Street Greenville, SC 29601 T864.232.8200 www.DP3architects.com



**Front Elevation**

**DP3**  
ARCHITECTS



**Heritage Prototype  
Schematic Design**  
July 17, 2013

211 East Broad Street Greenville, SC 29601 T864.232.8200 www.DP3architects.com



**Front Elevation**

**DP3**  
ARCHITECTS



**Heritage Prototype  
Schematic Design**  
July 17, 2013

211 East Broad Street Greenville, SC 29601 T864.232.8200 [www.DP3architects.com](http://www.DP3architects.com)



**HIGHWAY 86 & 66TH AVE.,  
MECCA, CA 92254**

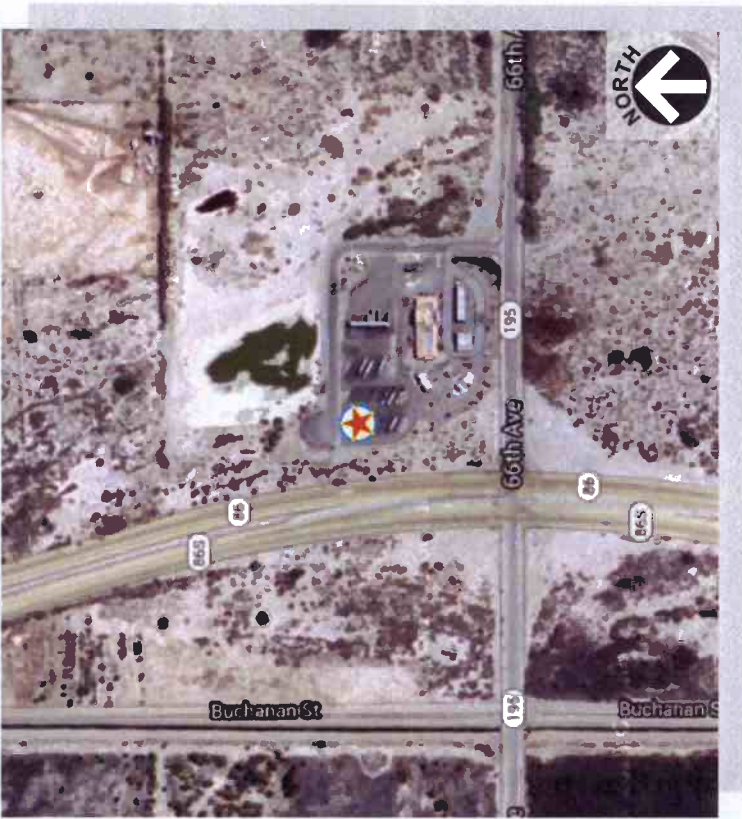
**superior**  
electrical advertising  
1700 West Anaheim Street  
Long Beach, California  
90813-1195  
Phone: 562.493.3808  
Fax: 562.435.1887  
www.superiorigns.com

Project: **Denny's**  
Address: **HIGHWAY 86 & 66TH AVE.,  
MECCA, CA 92254**

Account Manager: *Patti Sheppard*  
Designer: **ALFREDO ZAVALZA 3.50**  
Scale: **AS NOTED**  
Design No.: **14-07-8149-00**  
Date: **07.14.14**  
Reg. No.:  
Revisions:

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Acct. Mgr.  
**FOR CONSTRUCTION** DATE  
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Design  
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**1** VICINITY MAP  
SCALE: NTS

REAL ESTATE COMMITTEE REVIEW	
DATE	COMMENTS
LANDLORD REVIEW AND COMMENTS	
LANDLORD CONTACT INFO:	
DATE	COMMENTS
CITY REVIEW AND COMMENTS	
DATE	COMMENTS
CUSTOMER FINAL APPROVAL	
DATE	COMMENTS
GENERAL CONTRACTOR INFO:	

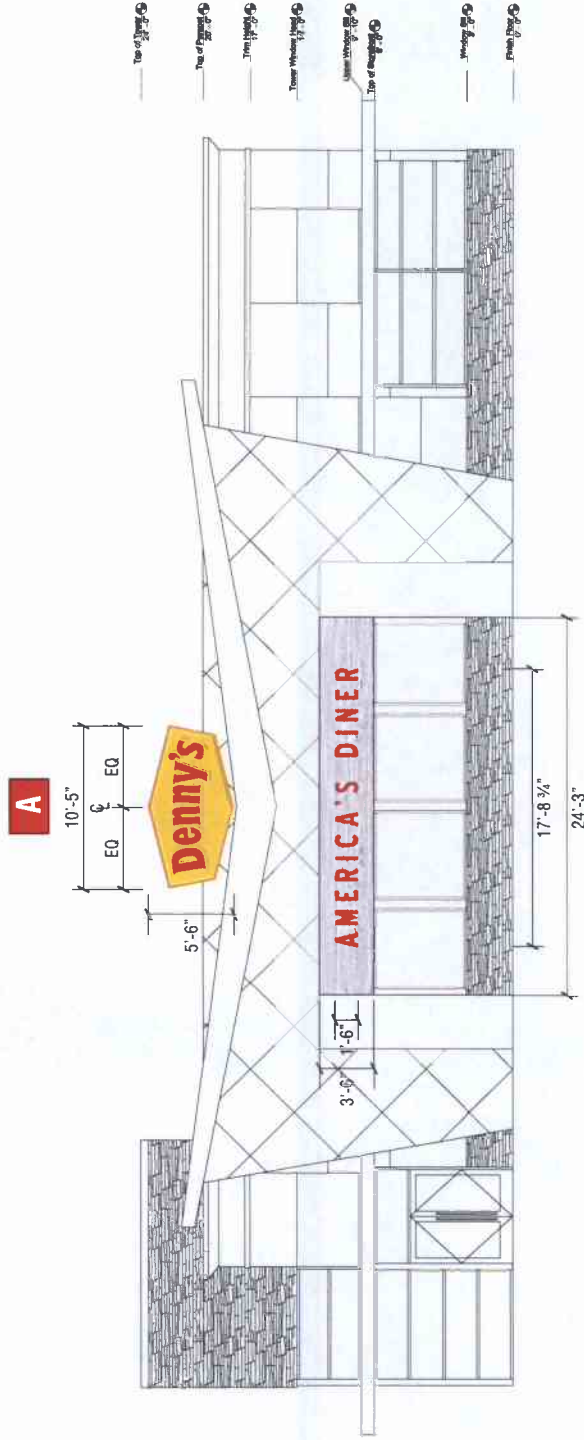


Project: **Denny's**  
Address: HIGHWAY 86 & 66TH AVE.,  
MECCA, CA 92254

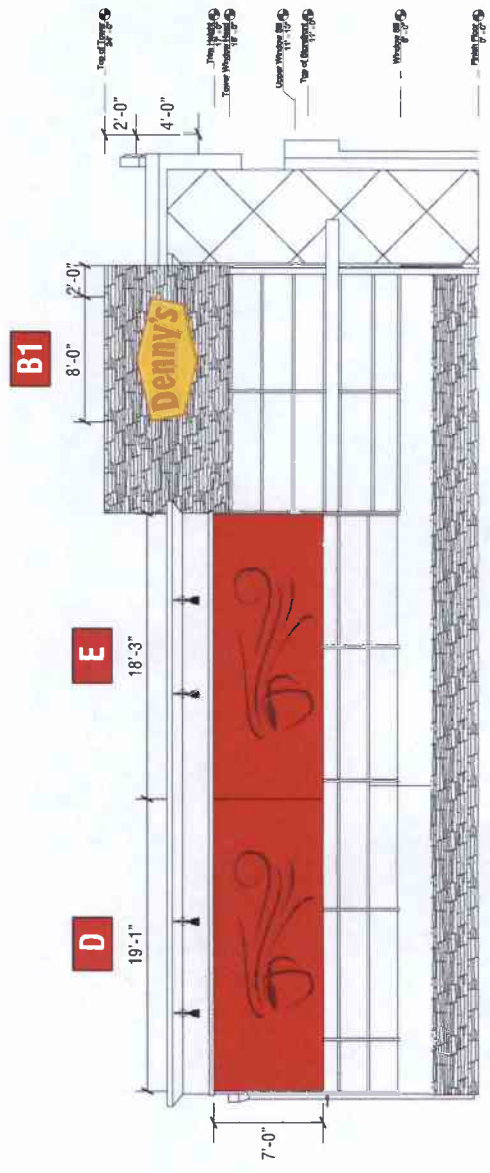
Account Manager: *Patricia Slayback*  
Designer: **AU-REDO ZAVALZA 3.50**  
Scale: **AS NOTED**  
Design No: 14-07-8149-00  
Date: 07.14.14  
Reg. No. \_\_\_\_\_  
Revisions: \_\_\_\_\_

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**1** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**2** WEST ELEVATION  
SCALE: 1/8" = 1'-0"





**superior**  
electrical advertising

1700 West Anaheim Street  
Long Beach, California  
90801-1188  
Phone: 562.485.3888  
Facsimile: 562.433.1887  
www.superior signs.com

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MECCA, CA 92254

Account Manager:  
*Patty Slayback*

Designer:  
**ALFREDO ZAVALZA 3.50**

Scale: AS NOTED

Design No.: 14-07-8149-00

Date: 07.14.14

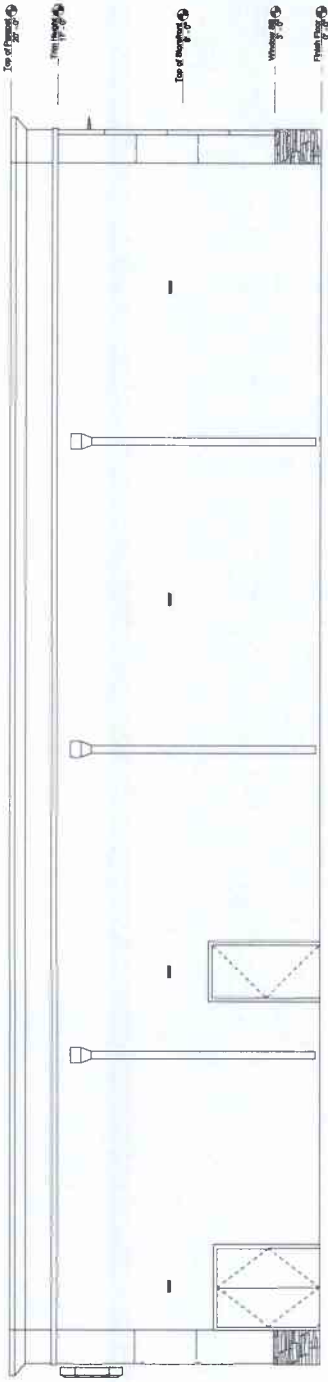
Reg. No.

Revisions

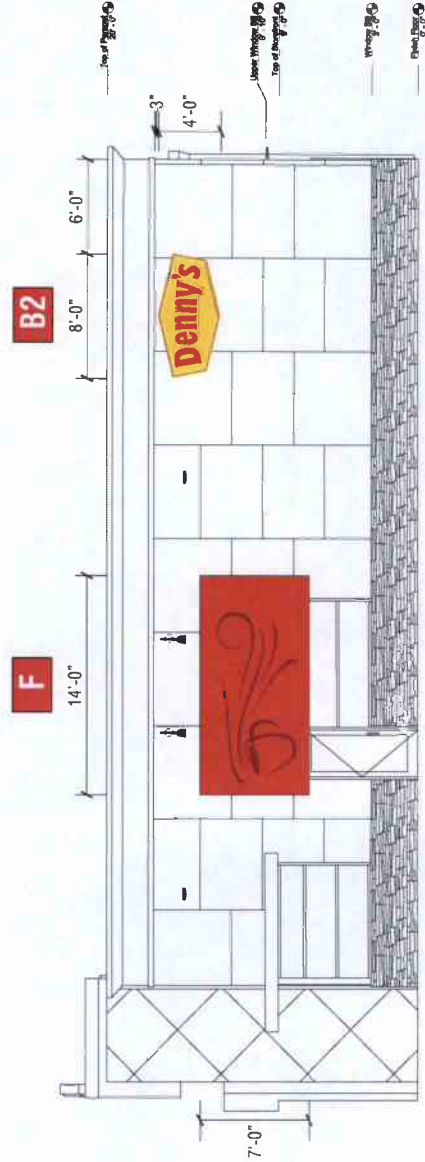
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**1** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**2** EAST ELEVATION  
SCALE: 1/8" = 1'-0"

**NOTES:**  
- EXISTING "BOOST" SIGNAGE TO BE REMOVED AND DISCARDED  
- TWO (2) NEW SINGLE FACE INTERNALLY ILLUMINATED CABINETS  
- **JOB CHECK REQUIRED**

**SIGN G2 TO BE INSTALLED ON  
OPPOSITE SIDE OF PYLON**

**G1**

10'-5"



**2** PROPOSED SIGNAGE  
SCALE: N.T.S.



**1** EXISTING DOUBLE FACE PYLON  
SCALE: N.T.S.

SIZE OF LOGO CABINET ON PYLON IS A VISUAL REFERENCE ONLY AND NOT MEANT TO INDICATE ABSOLUTE SIZE. WITH ONE DAY TO PREPARE DRAWING, THE SIGN HAS NOT BEEN MEASURED. ONCE SITE IS APPROVED, A FIELD SURVEY WILL CONFIRM VIABLE SIZE.

Project: **Denny's**  
Address: **HIGHWAY 88 & 66TH AVE.,  
MECCA, CA 92254**

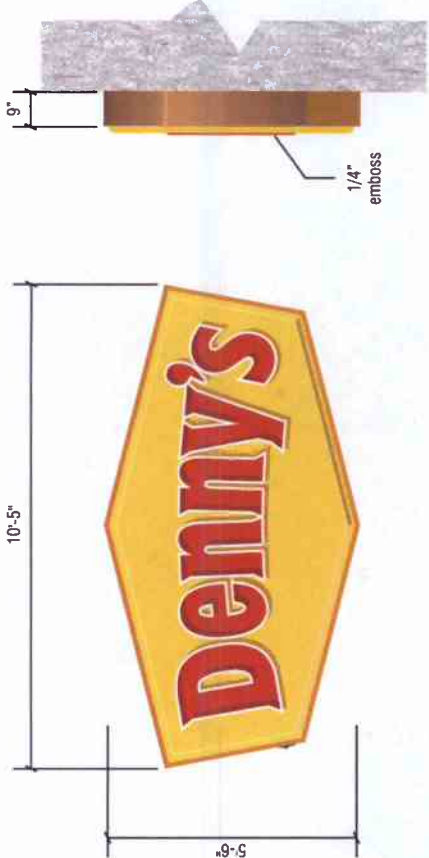
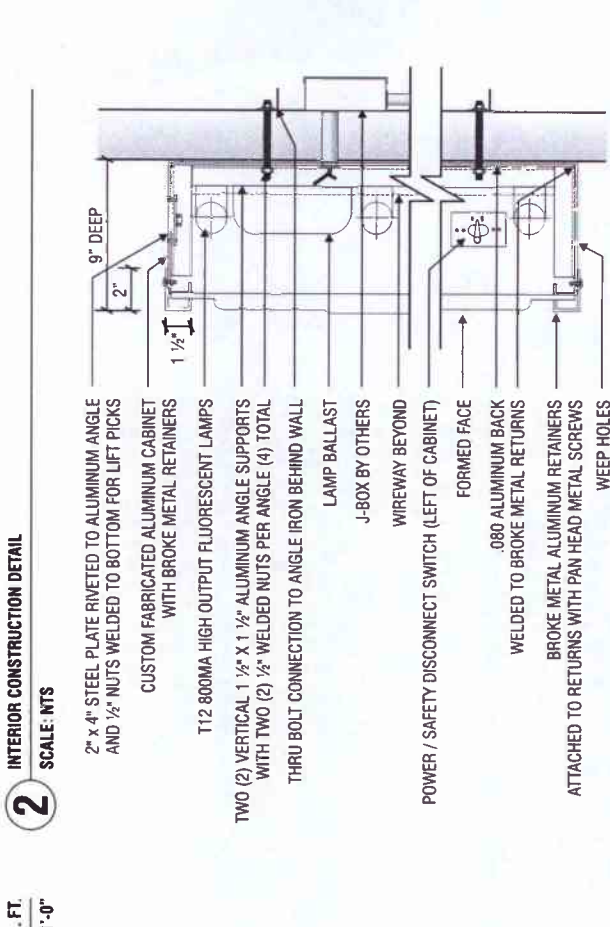
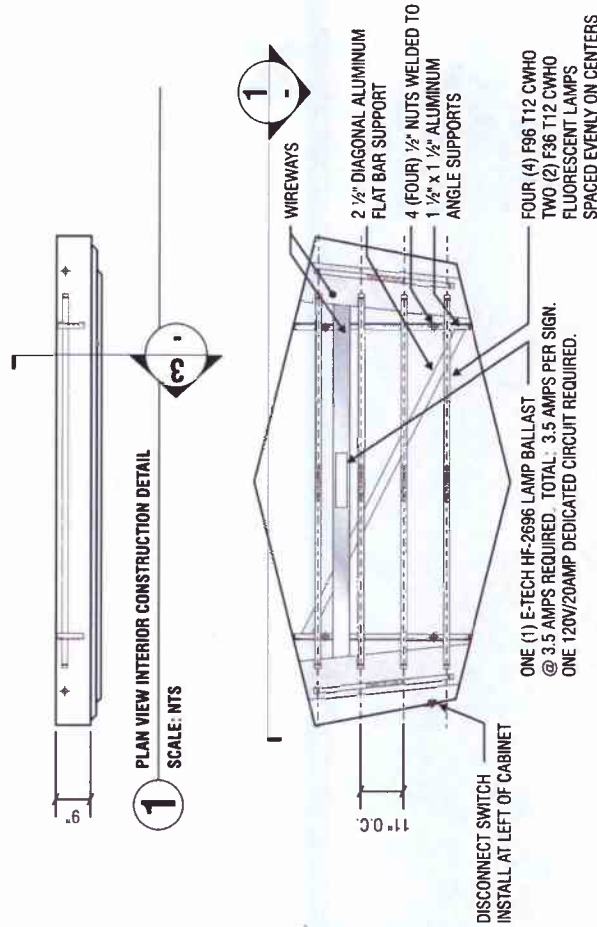
Account Manager: *Patricia Singshaum*  
Designer: **ALFREDO ZAVALZA 3.50**  
Scale: **AS NOTED**  
Design No.: **14-07-8149-00**  
Date: **07.14.14**  
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**120 Sign Voltage**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

**PER INDIVIDUAL WALL SIGN**

**Note to All Contractors**

**120 Sign Voltage**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

**SPECIFICATIONS:**

CABINET: SINGLE FACE INTERNALLY ILLUMINATED CABINET PAINTED ORANGE

FACES: PAN FORMED CLEAR DR PLEX WITH 3M SCOTCCAL TRANSLUCENT VINYL IN SIX (6) COLORS PLUS WHITE APPLIED SECOND SURFACE ALUMINUM PAINTED ORANGE PMS #138

RETAINERS: ALUMINUM PAINTED ORANGE PMS #138

RETURNS: 9" DEEP ALUMINUM PAINTED ORANGE PMS #138

ILLUMINATION: T12 800MA CWHO FLUORESCENT LAMPS PLACED ON CENTERS FOR EVEN LIGHTING

**NOTE:** FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

FACE TRIM SIZE: 5'-10 1/4" X 11'-2" O.A. TO SHAPE

AMPS: 3.5

LUMEN OUTPUT: 35,000 initial

SIGN WEIGHT: 300# EST.

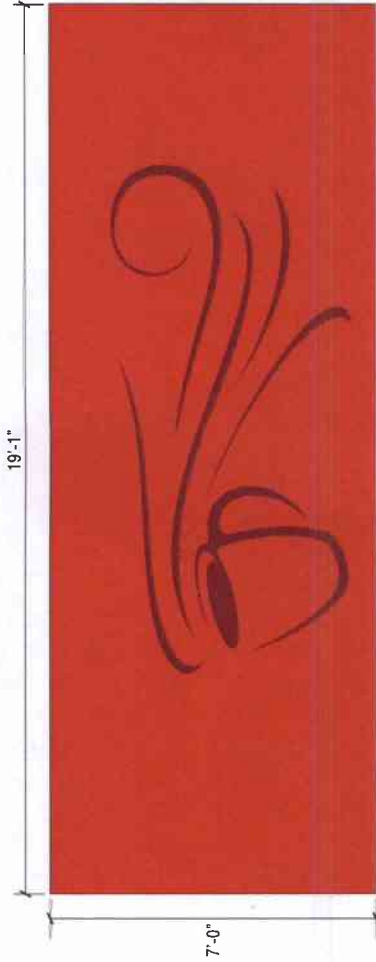
SHIPPING WEIGHT: 425# EST.

NET AREA: 38.66 SQ. FT. (SHAPE)

"BOXED" AREA: 53.17 SQ. FT.

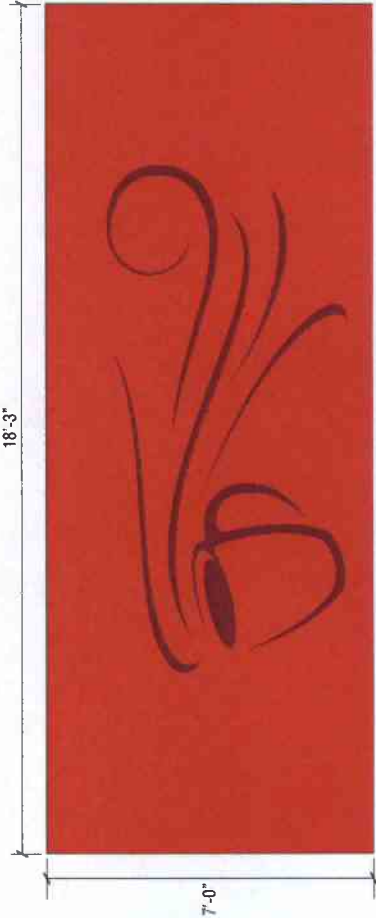






**D** SIGN ELEVATION / NON-ILLUMINATED WALL MOUNTED AWNING  
 QUANTITY: ONE (1) UNIT REQUIRED  
 SCALE: 3/8" = 1'-0"

**SPECIFICATIONS:**  
 FABRIC: DIGITALLY PRINTED 3M PANAGRAPHS III MATERIAL WITH FX REGULAR PROTECTIVE COATING  
 FRAME: 1"x1" ALUMINUM SQ.TB. PAINTED PMS #485c RED

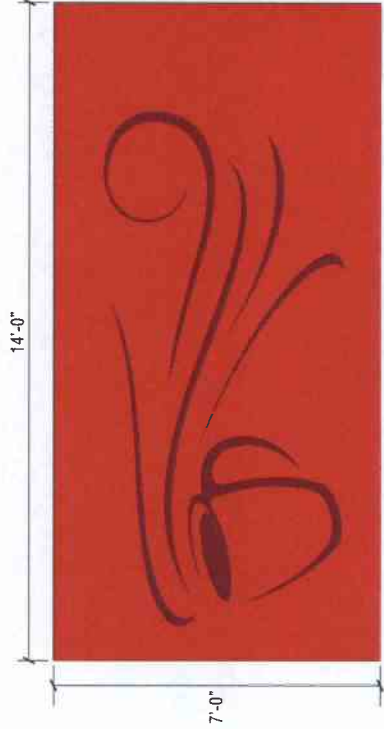


**E** SIGN ELEVATION / NON-ILLUMINATED WALL MOUNTED AWNING  
 QUANTITY: ONE (1) UNIT REQUIRED  
 SCALE: 3/8" = 1'-0"

**SPECIFICATIONS:**  
 FABRIC: DIGITALLY PRINTED 3M PANAGRAPHS III MATERIAL WITH FX REGULAR PROTECTIVE COATING  
 FRAME: 1"x1" ALUMINUM SQ.TB. PAINTED PMS #485c RED



**1** TYPICAL SIDE VIEW  
 SCALE: 3/8" = 1'-0"



**F** SIGN ELEVATION / NON-ILLUMINATED WALL MOUNTED AWNING  
 QUANTITY: ONE (1) UNIT REQUIRED  
 SCALE: 3/8" = 1'-0"

**SPECIFICATIONS:**  
 FABRIC: DIGITALLY PRINTED 3M PANAGRAPHS III MATERIAL WITH FX REGULAR PROTECTIVE COATING  
 FRAME: 1"x1" ALUMINUM SQ.TB. PAINTED PMS #485c RED

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 MECCA, CA 92254

Account Manager: *Patricia Stogderson*  
 Designer: **ALFREDO ZAVALZA 3.50**  
 Scale: **AS NOTED**  
 Design No.: 14-07-8148-00  
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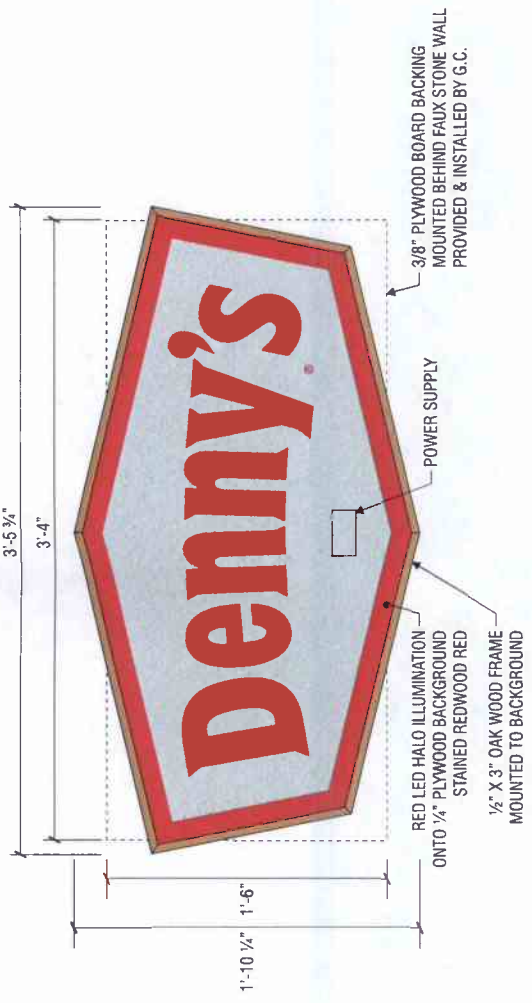
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1 SIDE VIEW  
SCALE: 1 1/2" = 1'-0"

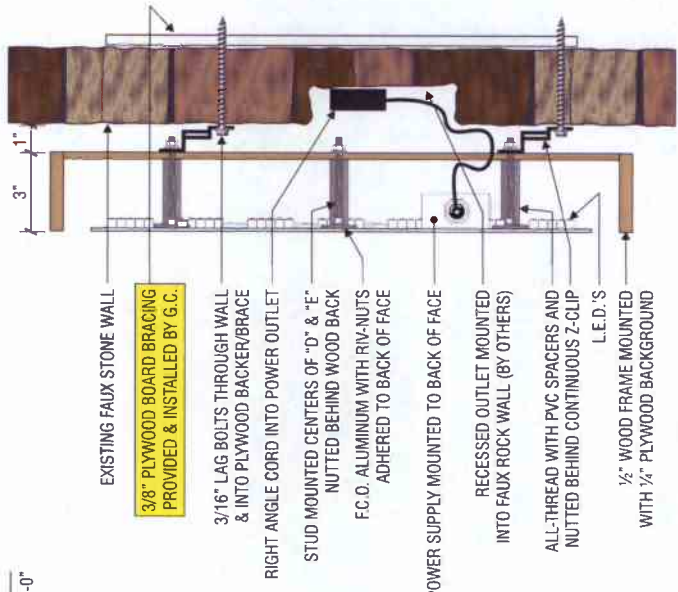
H SIGN ELEVATION / HALO LIT F.C.O. WALL SIGN  
QUANTITY: ONE (1) UNIT REQUIRED  
SCALE: 1 1/2" = 1'-0"

SPECIFICATIONS:  
"DENNY'S":  
FACE:  
SPACERS:  
ILLUMINATION:  
®:

ROUTED 1/4" THICK ALUMINUM TO BE PAINTED AKZO NOBEL BRUSHED ALUMINUM SILVER METALLIC STK-352D4 WITH SEMI GLOSS FINISH AND PIN MOUNTED (FACE FLUSH WITH FRONT OF WOOD FRAME) SPACERS TO HOLD FACE PAINTED AKZO NOBEL BRUSHED ALUMINUM SILVER METALLIC STK-352D4 RED L.E.D.'S WITH REMOTE POWER SUPPLY DENNY'S RED VINYL APPLIED FIRST SURFACE TO ALUMINUM PANEL



2 SAMPLE  
SCALE: N.T.S.

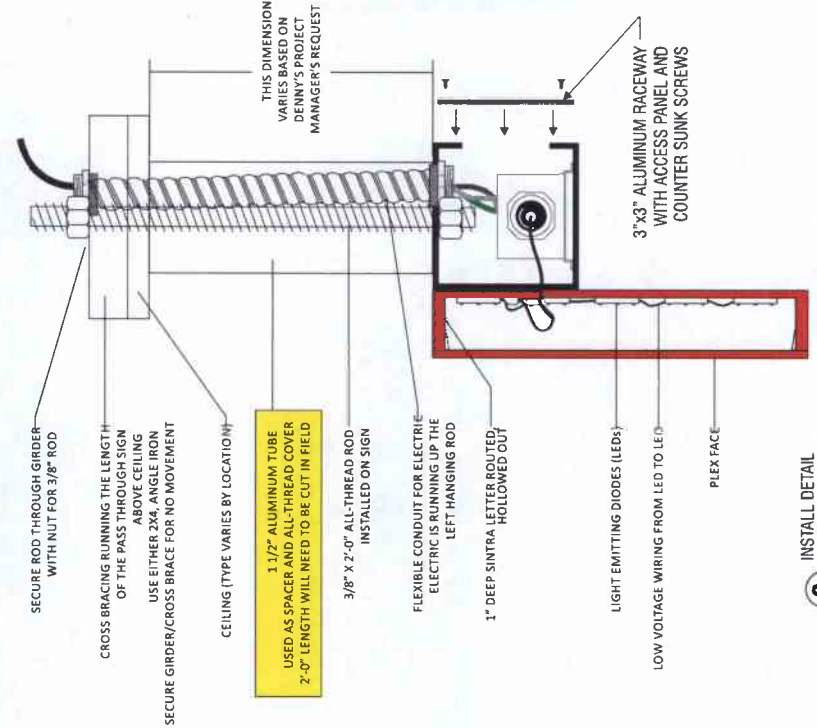


3 SECTION DETAIL  
SCALE: N.T.S.

**Note to All Contractors**

**120 Sign Voltage**  
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.



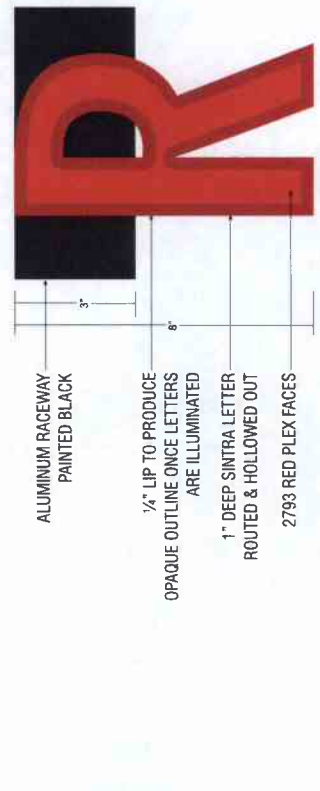


1 SIGN ELEVATION / FACE LIT SINTRA LETTERS MOUNTED TO RACEWAY  
QUANTITY: ONE (1) REQUIRED

SPECIFICATIONS:

FACE: #2793 RED PLEX  
RETURNS: 1" DEEP SINTRA LETTER ROUTED, HOLLOWED OUT, & PAINTED PMS #485c RED  
BACKS: CLEAN BACKS PAINTED PMS #485c RED  
ILLUMINATION: RED L.E.D.'S WITH POWER SUPPLIES LOCATED WITHIN RACEWAY  
RACEWAY: 3" X 3" X 1/8" ALUMINUM SQ.TB. RACEWAY PAINTED BLACK  
HANGING RODS: 3/4" Ø RODS PAINTED BLACK & CUT TO SIZE IN FIELD  
LOGOS: NON-ILLUMINATED F.C.O. 1/2" SINTRA PAINTED PMS #138c

NOTE: SEE APPROVED SIGN SAMPLE



2 ENLARGED VIEW  
SCALE: N.T.S.

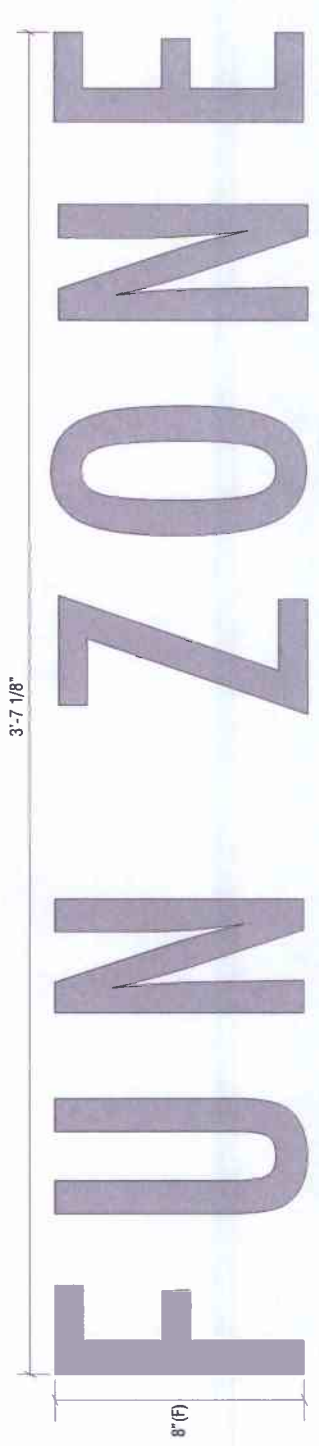
**Note to All Contractors**

**120 Sign Voltage**

This sign is intended to be installed in accordance with the requirements of the applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.



1 SIDE VIEW  
 SCALE: 3" = 1'-0"

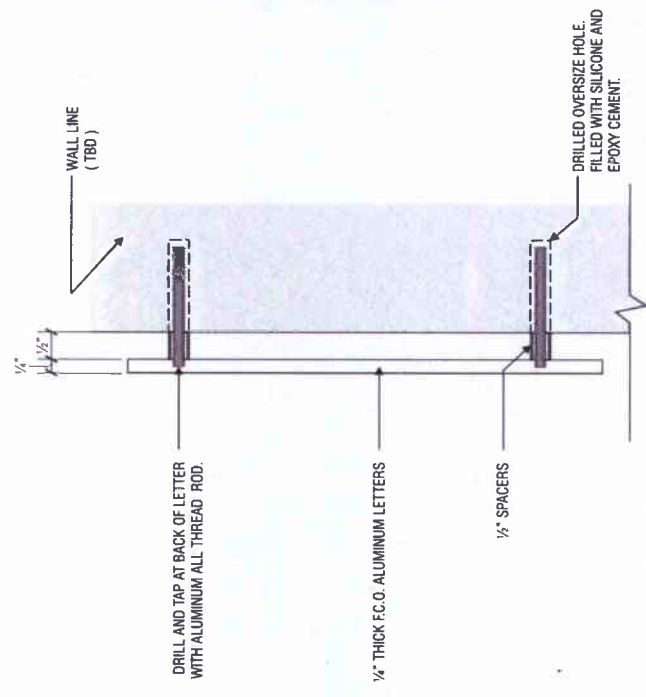


SCALE: 3" = 1'-0"

**J** SIGN ELEVATION / F.C.O. NON-ILLUMINATED PIN MOUNTED COPY  
 QUANTITY: ONE (1) SET REQUIRED

**SPECIFICATIONS:**

- COPY: 1/4" THICK F.C.O. ALUMINUM COPY PAINTED MATTHEWS BRUSHED ALUMINUM WITH SEMI GLOSS FINISH
- SPACERS: 1/2" SPACERS PAINTED TO MATCH WALL



2 TYPICAL ATTACHMENT DETAIL  
 SCALE: N.T.S.



**Project:** Denny's  
**Address:** HIGHWAY 86 & 68TH AVE., MECCA, CA 92254

**Account Manager:** *Peter Sheehan*  
**Designer:** ALFREDO ZAVALZA 3.50  
**Scale:** AS NOTED  
**Design No.:** 14-07-8149-00  
**Date:** 07.14.14  
**Reg. No.:**  
**Revisions:**



**1** SIDE VIEW  
 SCALE: 1:2



**K** SIGN ELEVATION / F.C.O. NON-ILLUMINATED PANEL  
 QUANTITY: ONE (1) UNIT REQUIRED  
 SCALE: 1:2

**SPECIFICATIONS:**

- PANEL: 1/4" THICK F.C.O. SINTRA PAINTED TO MATCH DIGITAL PRINT
- FACE: 3M DIGITAL ON WHITE SUBSTRATE APPLIED FIRST SURFACE
- SPACERS: 1/8" THICK WHITE F.C.O. SINTRA BACKER FOR STAND-OFF EFFECT
- ATTACHMENT: V.H.B. DOUBLE BACK TAPE AND SILICONE CEMENT



**2** REAR VIEW  
 SCALE: 1:2

APPROVALS	
FOR JOB CHECK	DATE
Acct. Mgr.	
FOR CONSTRUCTION	DATE
Acct. Mgr.	
Design	
Production	
FOR INSTALL ONLY	DATE
Acct. Mgr.	

Page: 14 Of 16  
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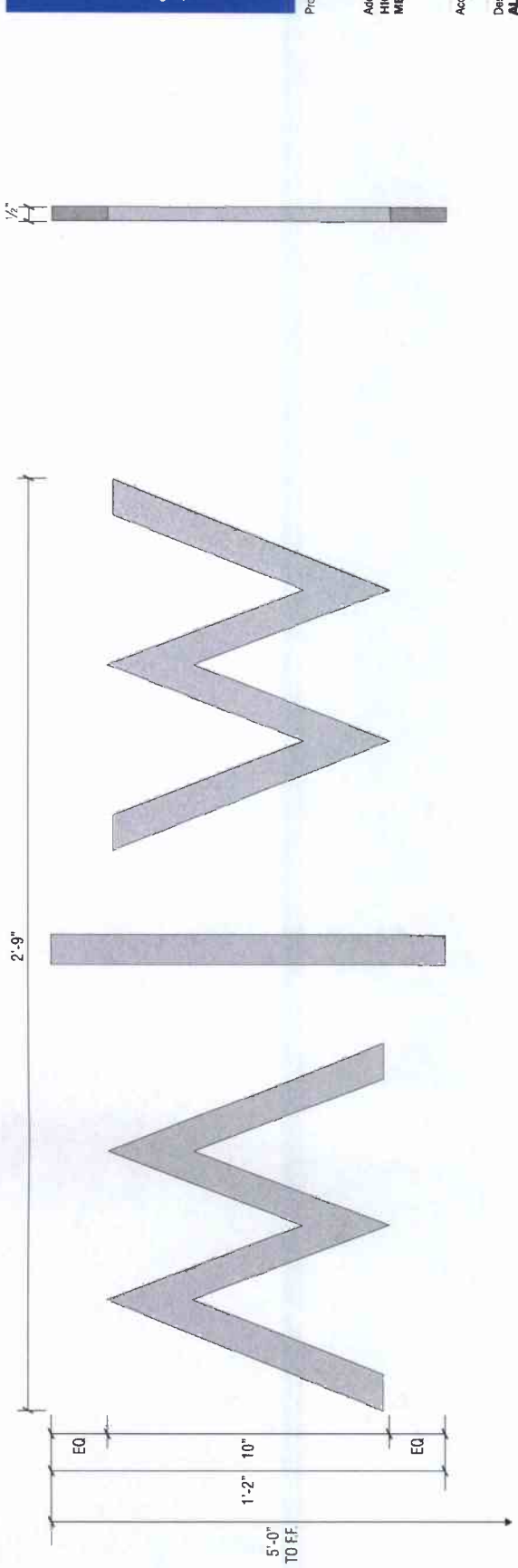
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electrical advertising  
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Long Beach, California  
90813-1185  
Phone: 562.485.3808  
Facsimile: 562.435.1887  
www.superiorelect.com

Project: **Denny's**  
Address: HIGHWAY 86 & 66TH AVE.,  
MECCA, CA 92254

Account Manager: *Patricia Strydom*  
Designer: **ALFREDO ZAVALZA 3.50**  
Scale: **AS NOTED**  
Design No.: 14-07-8149-00  
Date: 07.14.14  
Reg. No.:  
Revisions:

APPROVALS	
FOR JOB CHECK	DATE
Acct. Mgr.	
FOR CONSTRUCTION	
DATE	DATE
Acct. Mgr.	
Design	
Production	
FOR INSTALL ONLY	
DATE	DATE
Acct. Mgr.	
Page: 18	Of: 18

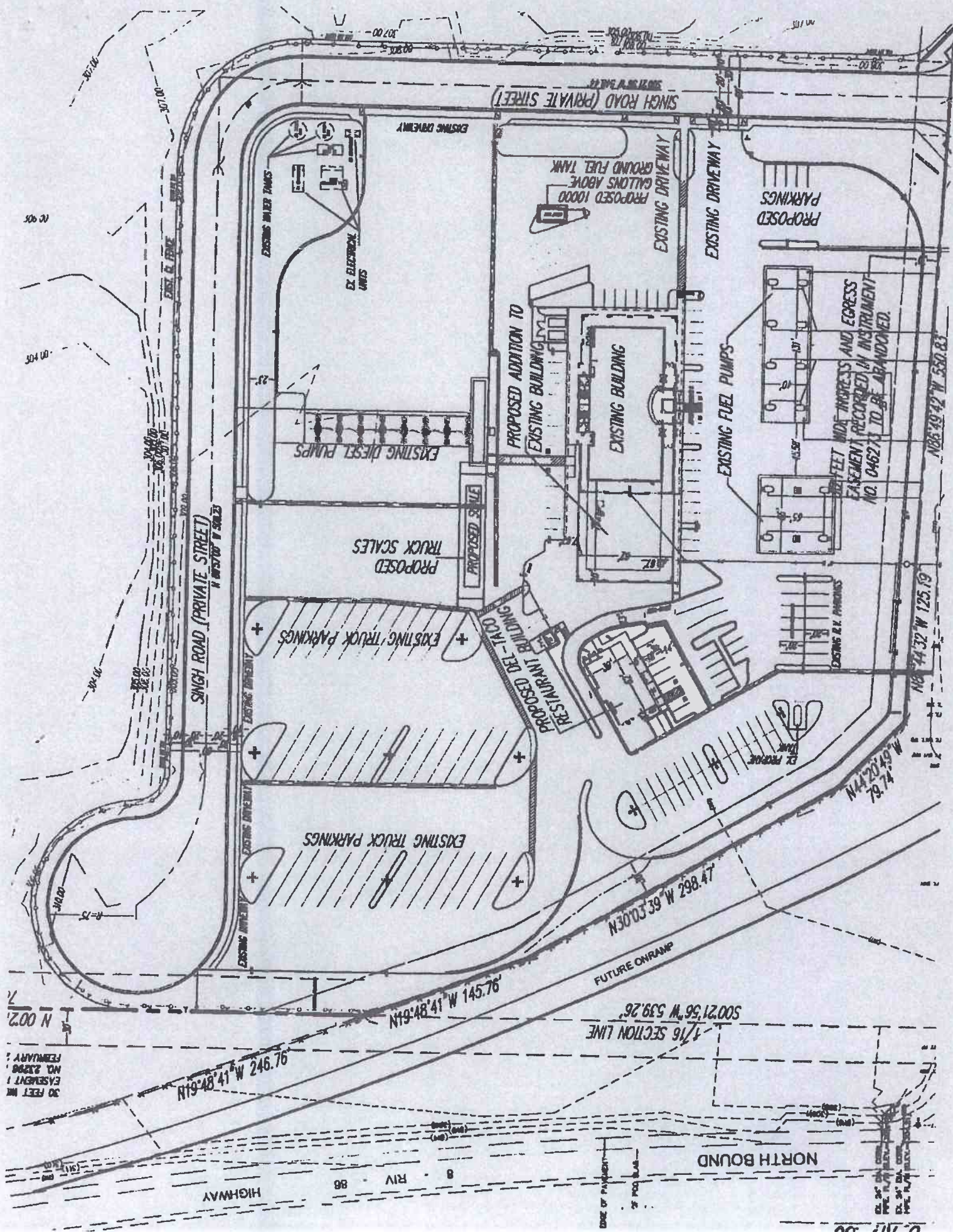
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Note: The Color depicted here are a graphic representation. Actual colors may vary. See color specifications.



**M** SIGN ELEVATION / F.C.O. NON-ILLUMINATED COPY  
QUANTITY: ONE (1) SET REQUIRED  
SCALE: 3" = 1'-0"

**1** SIDE VIEW  
SCALE: 3" = 1'-0"

**SPECIFICATIONS:**  
COPY: 1/2" THICK F.C.O. SINTRA PAINTED MATTHEWS BRUSHED ALUMINUM WITH SEMI GLOSS FINISH  
EDGES: PAINTED MATTHEWS BRUSHED ALUMINUM WITH SEMI GLOSS FINISH  
ATTACHMENT: VH B - DOUBLE BACK TAPE AND SILICONE CEMENT



EASEMENT 1  
NO. 23996  
FEBRUARY 1988  
30 FEET WIDE

N 002°

N19°48'41" W 246.76'

N19°48'41" W 145.76'

S00°21'56" W 539.26'

N00°03'39" W 298.47'

N44°20'49" W 79.74'

N8°44'32" W 125.19'

N88°49'42" W 550.83'

SINGH ROAD (PRIVATE STREET)  
N 100°00'00" W 500.00'

SINGH ROAD (PRIVATE STREET)

NORTH BOUND

HIGHWAY

88 RIV

END OF PARCEL

2' FILL

1/16 SECTION LINE

PROPOSED TRUCK SCALES

EXISTING TRUCK PARKINGS

EXISTING TRUCK PARKINGS

EXISTING DIESEL PUMPS

EX ELECTRICAL UNITS

EXISTING WATER TANKS

EXISTING DRIVEWAY

PROPOSED ADDITION TO EXISTING BUILDING

EXISTING BUILDING

PROPOSED 1000 GALLONS ABOVE GROUND FUEL TANK

EXISTING DRIVEWAY

EXISTING DRIVEWAY

PROPOSED PARKINGS

EXISTING FUEL PUMPS

10 FEET WIDE TRESS AND EGRESS EASEMENT RECORDED BY INSTRUMENT NO. 04627 TO BE ABANDONED.

EXISTING R.V. PARKINGS

EX PROPOSED BANK

PROPOSED RESTAURANT BUILDING

EXISTING RESTAURANT BUILDING

FUTURE ONRAMP

R-75

10.00'

30.00'

30.00'

30.00'

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30.00'

FINAL PRELIMINARY LANDSCAPE PLAN

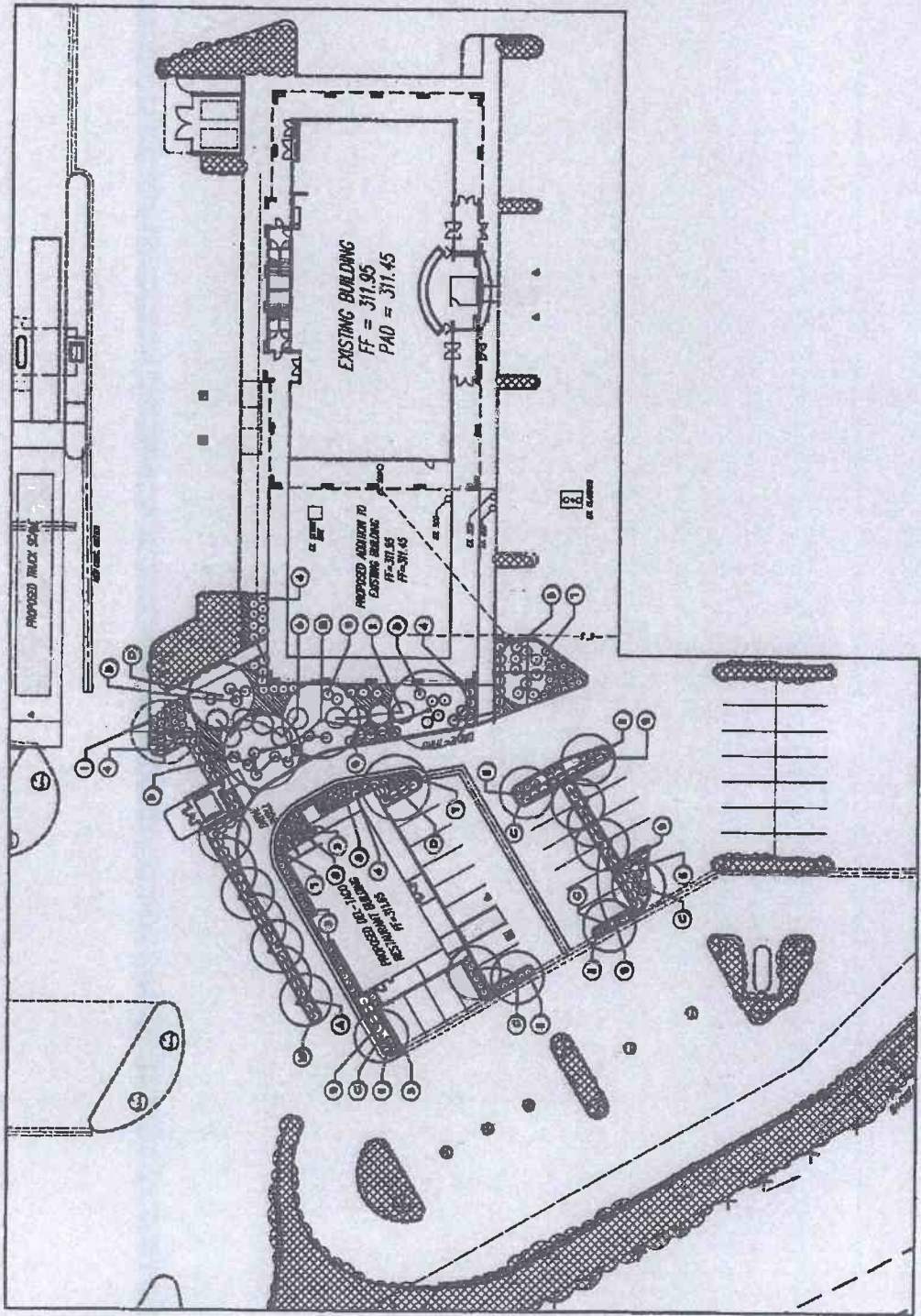


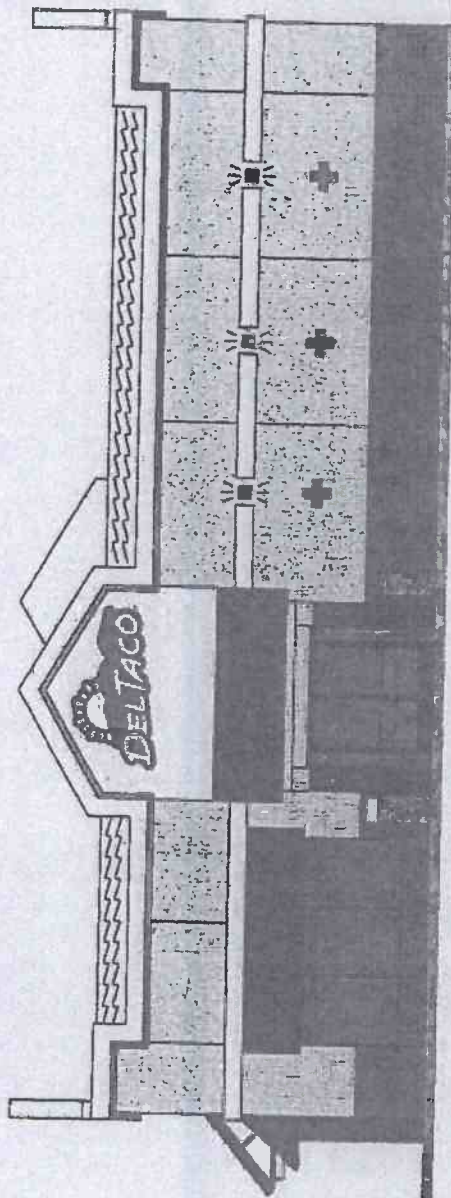
MECCA  
CLIP 03309RI  
PARCEL # 127-100-010



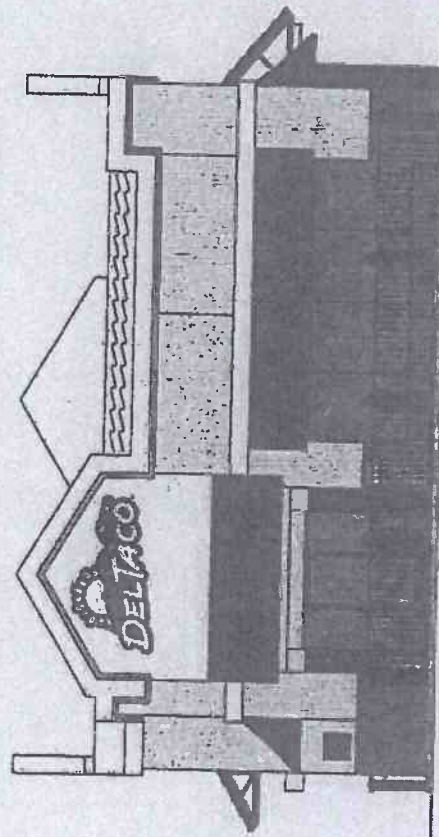
SYMBOL	BOTANICAL NAME	QTY	SIZE
(A)	CHALCOPHYS LINDLARI	4	20" GAL
(B)	FRAXINUS VELUTINA	5	20" GAL
(C)	OLEA EUROPAEA	2	20" GAL
(1)	BACCHARIS PILLIARIS	20	10" GAL
(2)	CAROLINENSIS PALMARIANA	4	10" GAL
(3)	GALLARUNDA CALIFORNICA	20	10" GAL
(4)	GALLARUNDA BRITANNICA	40	10" GAL
(5)	CAMMA AMERICANA	21	10" GAL
(6)	DODONAEA VICTORIA	6	10" GAL
(7)	HEMIPHILLON PARVIFLORA	22	10" GAL
(8)	LANTANA HYSSYRIDES	22	10" GAL
(9)	LEUCOPHYLLUM G. 'GREEN CLOUD'	40	10" GAL
(10)	PHOTINA BRITANNICA	20	10" GAL
(11)	NON-SPECIFIC OFFICIALS	20	10" GAL

- EXISTING TREES TO REMAIN - PROTECT IN PLACE
- EXISTING LANDSCAPE TO REMAIN - PROTECT IN PLACE
- CHANGING SHADE, TAN COLOR - ALL PLANTINGS SHOULD BE TO 1" SIZE & INOCK LATER





1 MAIN ENTRY ELEVATION



2 PATIO ELEVATION

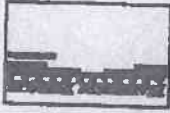
EXTERIOR FINISH LEGEND

- "CINNAMON SPRINKLE" #SW 1344 - SEMI GLOSS
- "LUMINOUS WHITE" #SW 1900 - SEMI GLOSS.
- "SUMMER MELON" #SW 1345 -- SEMI GLOSS.
- "SAFETY RED" #SW 1349 - SEMI GLOSS
- "RIN TIN TAN" #Q3-8T - SEMI GLOSS
- 6x6 DAL-TILE - COLOR: #DM-1 VERMILLION RED
- 6x6 DAL-TILE - COLOR: #DH-50 SUNFLOWER YELLOW
- 6x6 DAL-TILE - COLOR: #DM-18 EMERALD GREEN
- AWNLITE VINYL CANOPY - COLOR: #3330-RED
- MONIER LIFETILE--CONC. "S" TILE COLOR: "TERRA COTTA FLASHED"
- STEEL BOLLARD - COLOR: IDEAL SHIELD BPD-RD-6-52-S

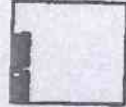




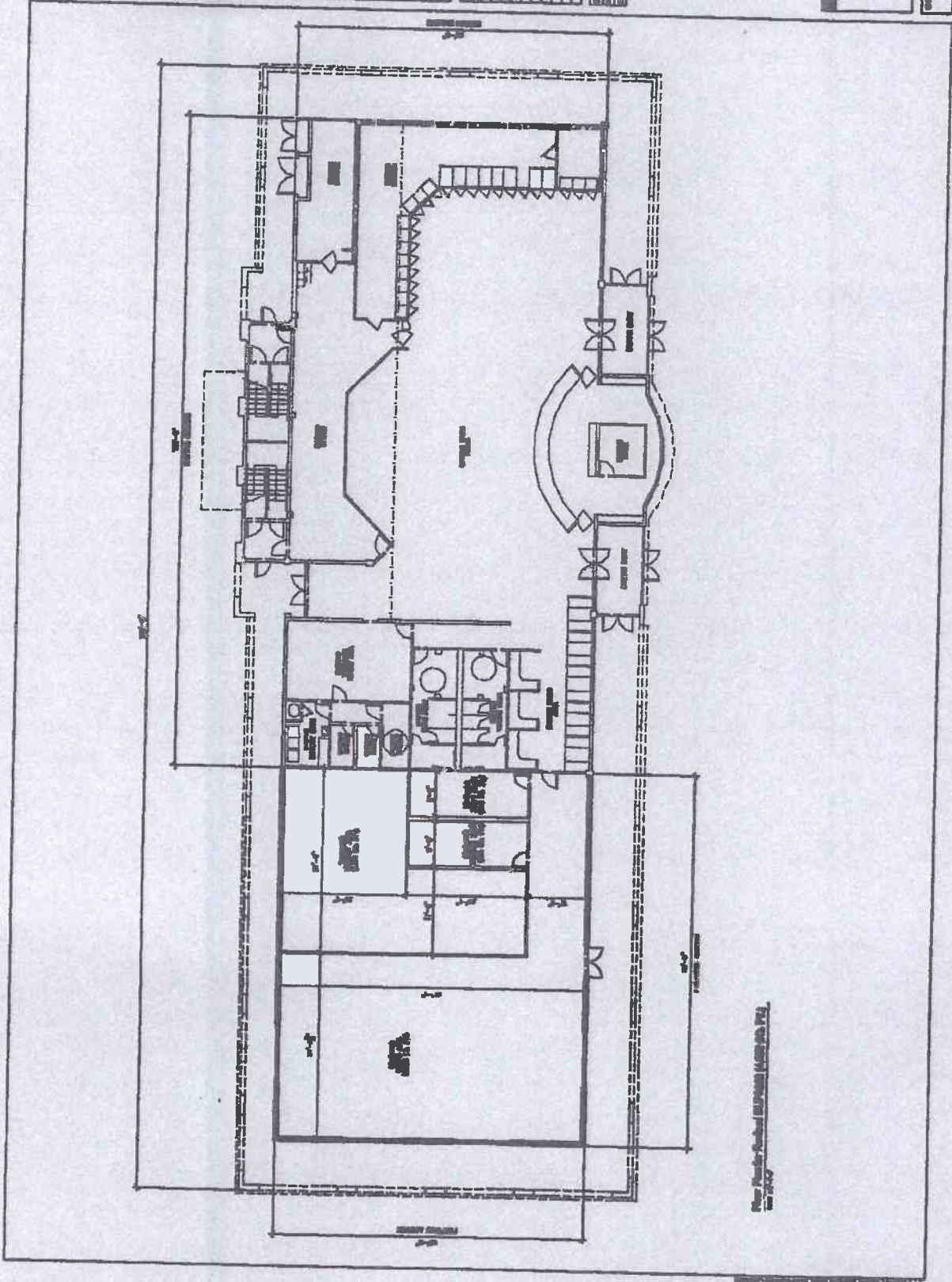




PROPOSED ADAPTIVE TO  
 AM/PM TRAVEL CENTER  
 10-11-82 2ND FLOOR PLAN

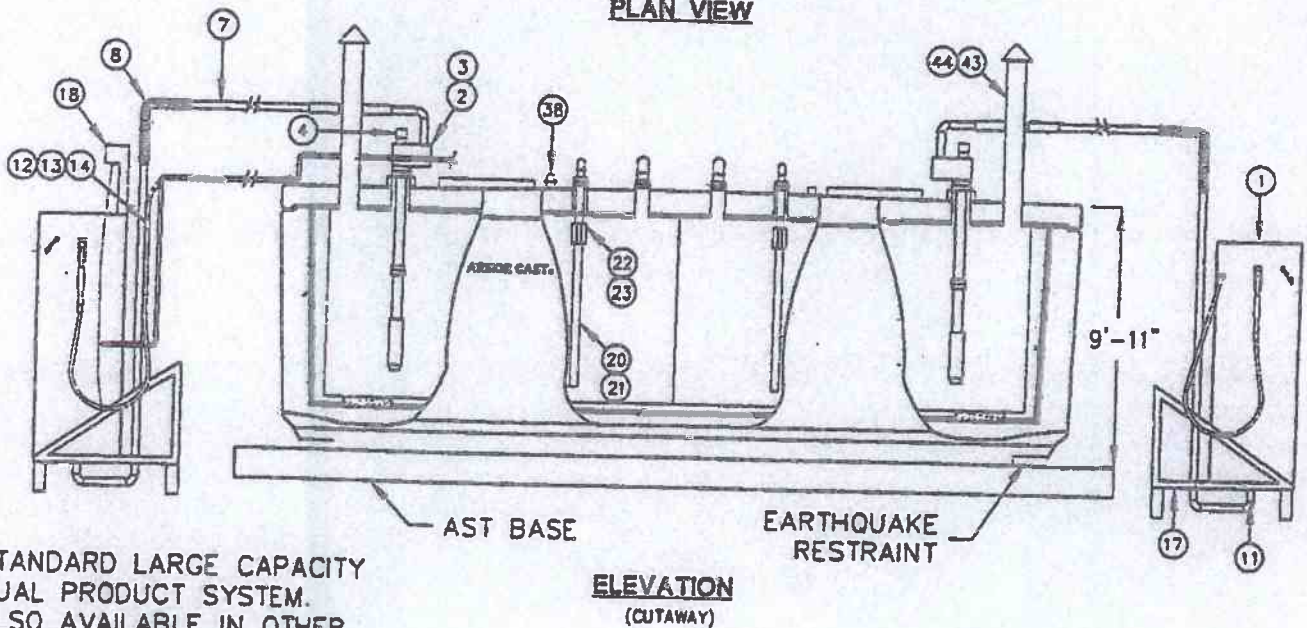
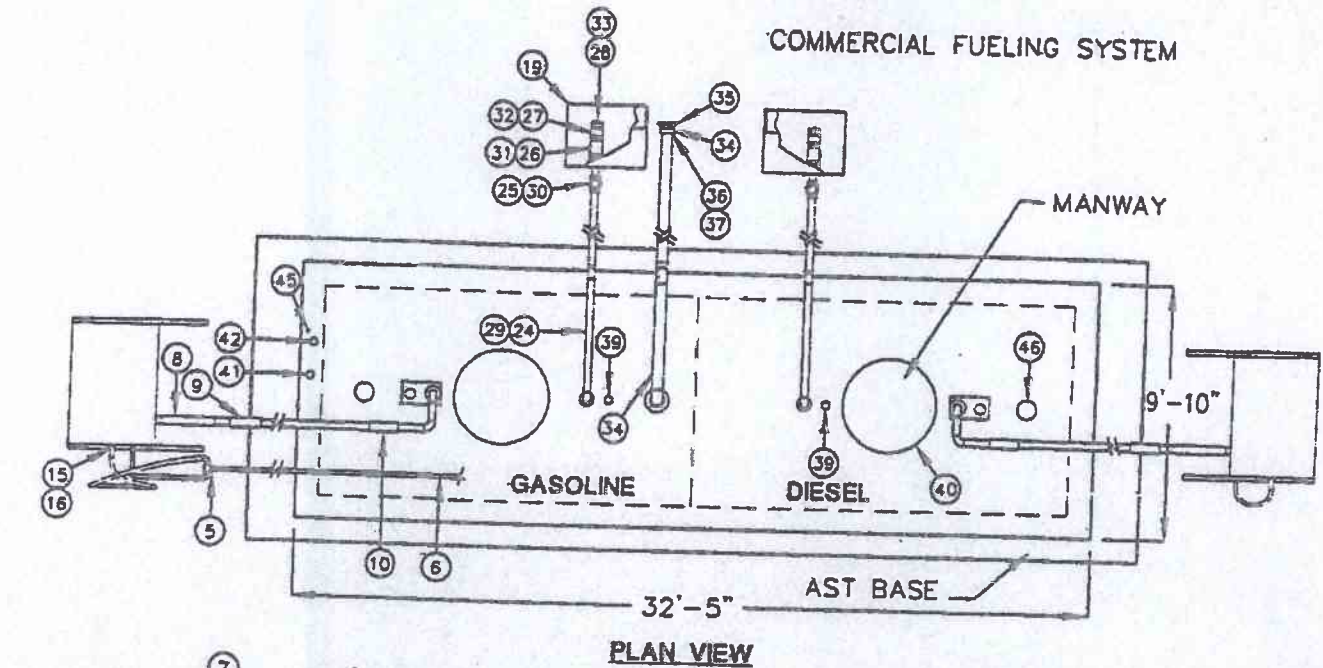


11



# ARMOR CAST® TANK WITH REMOTE FILL AND REMOTE DISPENSER

DUAL PRODUCT  
10,000 GALLONS



STANDARD LARGE CAPACITY  
DUAL PRODUCT SYSTEM.  
ALSO AVAILABLE IN OTHER  
CONFIGURATIONS.

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

**Environmental Assessment (E.A.) Number:** 42748  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3309, Revised Permit No. 2  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 77588 El Duna Ct Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** (760) 863-8271  
**Applicant's Name:** KSC & Son Corporation  
**Applicant's Address:** 42720 Spectrum St. Indio, CA 92203  
**Engineer's Name:** Marks Architects  
**Engineer's Address:** 2643 Fourth Avenue San Diego, CA 92103

**I. PROJECT INFORMATION**

**A. Project Description:** Conditional Use Permit No. 3309, Revised Permit No. 2 proposes to add a freestanding 24-hour 4,500 square foot sit down restaurant up to 24 feet in height with a full bar (ABC License Type 47) and approximately 52 additional parking spaces, along with revised truck parking totaling 33 truck spaces and restaurant signage on an approximate one (1) acre portion of an existing 10.6 acre commercial site. The revised permit also consists of two (2) new water supply options including option for on-site treatment between the existing on-site well and existing on-site storage, and, second option to connect to existing Coachella Valley Water District system in Mecca by constructing 4,200 foot water pipeline extension along Singh Road (private street) then easterly along 66th Avenue (State Highway 195) to Hammond Road. This revised permit addition is to an existing permitted 10.6 acre automobile and truck travel center with a convenience store and vehicle fuel sales containing separate fuel islands and canopies, that is permitted for beer and wine sales for off-premises consumption (ABC License Type 20), and various retail stores/restaurants, separate freestanding fast food restaurant with drive-thru, truck scale, above ground 10,000 gallon fuel tank, propane tank, RV waste station, and water tanks/electrical units. Project grading for new sit down restaurant building addition consists of approximately 200 cubic yards.

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

**C. Total Project Area:** 10.6 Acre project site (includes one (1) acre restaurant addition)

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 10.6	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 29,000	<b>Est. No. of Employees:</b> 80
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 727-100-020

**E. Street References:** North of 66<sup>th</sup> Avenue (State Highway 195), east of State Highway 86 at 90480 66<sup>th</sup> Avenue in Mecca.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 7 South, Range 9 East, Section 7, SBBM

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site contains an existing automobile and truck travel center with vehicle fuel sales and beer and wine sales for off-premises consumption along with stand-

alone fast food restaurants. Surrounding land uses to the north, south, east, and west consists of vacant agriculture land. The site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The project is within the Community Development (CD) foundation component of the land use designation for the Eastern Coachella Valley Area Plan. The land use designation for the proposed project is Commercial Retail (CR). The proposed project meets the requirements for the Commercial Retail (CR) land use designation and all other applicable land use policies. The revised project includes new sit down restaurant occupying approximately 1.0 acre of an existing automobile and truck travel center which was previously approved under Conditional Use Permit (CUP) No. 3309 in 2000 for the construction of a 20,000 square-foot retail/services plaza and previously approved under CUP No. 3309R1 in 2004 for additional expansion area. The project includes additional desert landscaping utilizing drought tolerance plants indigenous to the Coachella Valley.
2. **Circulation:** The project will add overall trips to the area. Circulation facilities exist and are proposed to serve the proposed project. Two ingress/egress locations along Singh Road at the eastern boundary and four ingress/egress locations are located along a cul-de-sac street at the northern boundary of the CUP project area. The proposed project will slightly increase traffic flow on Highway 86 and Avenue 66 and would be utilizing improved local roadways in the vicinity of the site. The Transportation Department conditions of approval will incorporate mitigation measures identified in the truck parking study, which are necessary to achieve or maintain the required level of service. No impacts on public transit systems or alternative forms of transportation are expected. Therefore, it is consistent with the Circulation Element of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within a special hazard zone; including fault zone, high fire hazard area, dam inundation area. However, the liquefaction potential at the site is high and subsidence is considered active which has been addressed with prior and updated geological studies. Existing and proposed retention areas mitigate drainage impacts from slightly increased runoff. The proposed project has allowed for sufficient provision of emergency response services. Therefore, the proposed project meets with all other applicable "Safety" element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is not subject to Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities for the one (1) acre expansion area. The proposed project meets with all other applicable Air Quality Element policies.

- B. **General Plan Area Plan(s):** Eastern Coachella Valley
- C. **Foundation Component(s):** Community Development
- D. **Land Use Designation(s):** Commercial Retail (0.20 - 0.35 Floor Area Ratio)
- E. **Overlay(s), if any:** Not Applicable
- F. **Policy Area(s), if any:** Not Applicable
- G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Eastern Coachella Valley; Community Development (CD), Commercial Retail (CR).
- H. **Adopted Specific Plan Information**
  - 1. **Name and Number of Specific Plan, if any:** Not Applicable
  - 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable
- I. **Existing Zoning:** Scenic-Highway-Commercial (C-P-S)
- J. **Proposed Zoning, if any:** Not Applicable
- K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and Light Agriculture (A-1-5).

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**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.

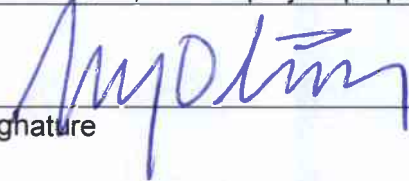
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

April 2, 2015

Date

Jay Olivas, Project Planner  
Printed Name

For Steve Weiss, ACIP, Planning Director



**ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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-9 "Scenic Highways"

Findings of Fact:

- a) The project is adjacent to State Highway 86 which is a designated scenic route; development review along highways shall include architecture, landscaping, setbacks, screening of mechanical equipment, installation of trash enclosures and placement of utilities underground. Visual impacts created by the proposed travel center expansion with 4,500 square foot sit down restaurant up to 24 feet in height would be reduced by building design (Condition of Approval (COA) 80.Planning.1 – Conform to Elevations), desert landscaping, dust control plan, and sign plans. Impacts would be less than significant.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes existing and proposed architecture, landscaping, screening of mechanical equipment, trash enclosures and placement of utilities underground. Therefore, there would be no impact to scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) According to the GIS database, the project site is not located within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory and, therefore, will not interfere with the night time use of this major astronomical facility. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<b>3. Other Lighting Issues</b>				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project with existing and proposed commercial would create a new source of light with new sit down restaurant, however, any new source of light is not anticipated to reach a significant level. Additionally, existing and new lighting is conditioned to be hooded thereby reducing any lighting impacts (COA 10.Planning.3 – Lighting Hooded/Directed) to less than significant.
- b) Surrounding land uses include vacant land and agriculture. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

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 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:

a-d) The project is not directly affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as prime or statewide important farm land, but is urban built up land. The project is adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P), however, the project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

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

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

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

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

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

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

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** General Plan; SCAQMD

**Findings of Fact:** The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. The existing commercial site will not obstruct the implementation of the 2012 AQMP. Additionally, the proposed project previously approved under CUP 3309 and CUP 3309R1 proposes similar commercial land uses under this revised project and therefore would be consistent with the 2012 AQMP. Impacts would be less than significant.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust for the approximate one acre of expansion for sit down restaurant. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (COA 60.BS GRADE.15 – PM 10 Plan Required). Therefore, the impact is considered less than significant.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include vacant land and agriculture land; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. Therefore, there is no impact.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The existing commercial related project will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a-g) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed with existing commercial development. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The site is improved with commercial development. The project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred within the commercial development. Potential impacts to archaeological resources were previously reviewed under CUP 3309 and no archaeological resources were located on this lot based on pedestrian surveys completed for the above project. Therefore, the project will not alter or destroy any known archaeological site and there will be no impact.

b) The proposed project is not expected to impact archaeological resources. If, however, during building addition or ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, county archaeologist, and Native American representative to discuss the significance of the find. No impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) There may be a possibility that the building addition and minor ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. No impacts are anticipated.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. Paleontological Resources**

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

Source: Riverside County General Plan; County Geological Report No. 2419

Findings of Fact:

a) The site exhibits topography with minimal sloping and proposed grading of approximately 200 cubic yards for the building expansion. The overall site is within an area of high sensitivity for paleontological resource, but no unique geological features currently exist within the improved project portion which has been previously paved. Compliance shall be required with COA 60.Planning.3 – Paleo Primp & Monitor. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review; County Geological Report No. 2419

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of aerial photos, site mapping and literature research, there is no



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review; County Geological Report No. 2419

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is high at this site. Due to existing structures on-site constructed with building permit, and any future building improvements being constructed in accordance with the California Building Code (CBC) and recommendations from County Geological Report No. 2419, impacts from potential liquefaction would be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. 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), County Geologist review; County Geological Report No. 2419

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. CBC requirements pertaining to development will mitigate the potential impact to less than significant.

Mitigation: No mitigation measures are required.

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

**14. 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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review; County Geological Report No. 2419

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. 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: GIS database, County Geologist review; County Geological Report No. 2419

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking of the existing building foundations subject to the CBC. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials, County Geologist review; County Geological Report No. 2419

a) According to the County Geologist, tsunamis and seiching are not potential hazards to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

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

**17. Slopes**

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

Source: Project Application Materials, Building and Safety – Grading Review; County Geological Report No. 2419

Findings of Fact:

- a) The project proposes contains flat topography, future grading is limited to approximately 200 cubic yards for proposed building addition. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review; County Geological Report No. 2419

- a) The project will not result in soil erosion or loss of top soil due to existing and proposed paving improvements, landscaping, and decomposed granite within the planter areas. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed due to compliance with foundation building codes. Therefore, no impacts related to soil expansion is anticipated.
- c) The area does feature a sewer system. The existing uses a sewer system. Therefore, there is no impact since there are no existing septic tanks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials; County Geological Report No. 2419

Findings of Fact:

- a) The project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Therefore, there would be no impact.
- b) The proposed project is not anticipated to increase water erosion either on or off site due to existing and proposed on-site retention improvements. The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**20. 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 type="checkbox"/>	<input checked="" 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:

- a) The project site lies within a moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blowsand because of existing and proposed site improvements. Impacts would be less than significant.

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

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project application materials

Findings of Fact:

- a) The proposed project is consistent with the goals in the SCAG Regional Transportation Plan/Sustainable Communities Strategy of combining transportation and land use elements in order to achieve emissions reduction targets. The proposed project includes a land use growth pattern that accommodates the region's future employment needs. Therefore, the proposed project would not conflict with applicable plans policies or ordinances related to greenhouse gas emissions and impact are considered less than significant.
- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

- a) The existing commercial businesses include above and below ground fuel tanks which does entail utilization, storage, or transport of explosive or hazardous materials and wastes; hazardous materials are addressed by the Riverside County Hazardous Waste Management Plan (COA's 90.E Health.1 – HazMat Contact and 90.E Health.2 – HazMat Business Plan. Impacts would be less than significant.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access along Avenue 66 (Highway 195) and Sing Road (private). Impacts would be less than significant.
- d) There are no existing or proposed schools within 1000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

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

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-19 "Airport Locations," GIS database

- a) The project site is not located within an Airport Influence Area and the project will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.
- b) The project site is not located within the vicinity of a private airport and will not require review by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

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

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

Findings of Fact:

- a) The project site is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>which permits have been granted)?</u>				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition; Preliminary Water Quality Management Plan for CUP 3309R2 dated March 30, 2015; Preliminary Drainage Report for CUP 3309R2 dated March 11, 2015; Coachella Valley Water District letter dated December 12, 2014

Findings of Fact:

- a) The topography of the area consists of improved desert land. The project is anticipated to alter the existing drainage patterns of the project site with 4,500 square foot building addition and additional parking spaces. Impacts would be considered less than significant with mitigation incorporated.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Impacts would be less than significant with mitigation incorporated.
- c) Water service shall be provided by existing on-site well and/or the Coachella Valley Water District through water line extension. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant with mitigation incorporated.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.
- f) The project does not contain existing or proposed structures within a FEMA 100-year flood hazard area which would impede or redirect flood flows. Therefore, there is no impact.
- g) The proposed project is not anticipated to substantially degrade water quality due to Water Quality Management Plan. Impacts would be less than significant.
- h) The site has existing and proposed drainage infrastructure for the overall site and building addition. The proposed project does not include the construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands) that would cause significant environmental effects.

**Mitigation:** Compliance with conditions of approval on file in the LMS such as COA 60.Trans.9 – Grassed Swales. Two (2) grassed swales will be provided to mitigate for water quality.

**Monitoring:** Monitoring to be provided by Transportation Department, Coachella Valley Water District, and Building and Safety.

**26. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

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,” Preliminary Water Quality Management Plan for CUP 3309R2 dated March 30, 2015; Preliminary Drainage Report for CUP 3309R2 dated March 11, 2015; Coachella Valley Water District letter dated December 12, 2014

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

- a) The project will not substantially alter the existing drainage pattern for the area since site is developed with existing 10 acre automobile and truck travel center with proposed 1 acre expansion for sit down restaurant and parking area. The Coachella Valley Water District transmittal letters indicated requirement for flood management review with flood protection mitigation measures including finished floor elevation at or above flood depth (312.50 feet) (COA 60.Planning.2 – CVWD Clearance). Impacts are considered less than significant with mitigation measures.
- b) It is not anticipated that changes in absorption rates or the rate and amount of surface runoff offsite flows will be substantially affected by implementation of the proposed project due to existing drainage improvements and mitigation measures such as design for retention basins for this area must consider high groundwater levels and decrease in cumulative runoff with increased landscaped area where asphalt currently exists. Therefore, impacts are considered less than significant with mitigation incorporated.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to proposed and existing drainage improvements. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, no impacts are anticipated.
- d) The proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

**Mitigation:** Compliance with conditions of approval on file with LMS such COA's 10.Trans.10 – Increased Runoff which cumulative runoff will be reduced with additional landscaping in place of existing asphalt and 60.Trans.5 – Submit Drainage Plans.

**Monitoring:** Monitoring to be provided by Transportation Department, Coachella Valley Water District, and Building and Safety.

**LAND USE/PLANNING** Would the project

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

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

**Findings of Fact:**

- a) The project would not result in a substantial alteration of the present or planned land use of the area since the subject site contains existing auto and truck travel center. The project with existing commercial buildings and new proposed sit down restaurant with revised truck parking is consistent with the subject land since the land is designated Commercial Retail. Impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.

- b) The project is not located within the Sphere of Influence (SOI) of any City. However, the project was presented to the Mecca Community Council for informational purposes on January 14, 2015.

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

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

**28. Planning**

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

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

**Findings of Fact:**

a-b) The project will be conditionally consistent with the site's existing Scenic Highway Commercial (C-P-S) and Light Agriculture (A-1-5) zones since commercial project is located entirely within the C-P-S zone and the surrounding A-1-5 zone remains vacant. The project is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and Light Agriculture (A-1-5).

c-d) The proposal for existing automobile and truck travel center with 4,500 square foot sit down restaurant building up to 24 feet in height and revised truck parking will be conditionally compatible with existing zoning, surrounding zoning, and with existing and planned surrounding land uses due to existing site improvements, required building permits, parking paving and additional landscaping. Additionally, the project is required to maintain compliance with California Alcoholic Beverage Control Board licensing such as Type 20 – Off-Sale and Type 47 On-Sale. Impacts would be less than significant.

e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community.

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

**Monitoring:** No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES</b> Would the project				
<b>29. Mineral Resource</b>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site is vacant and agriculture land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

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

<b>30. Airport Noise</b>				
e. 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	<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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would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

f. 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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. No impacts are expected.

b) The project is not located within the vicinity of a private airport and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project would not be affected by railroad noise; the nearest railroad is more than 3/4 mile from the project site. The nature of the use is commercial and is considered compatible with railroad noise element which is considered moderate in the General Plan. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

<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: The project is influenced by noise issues as identified in the General Plan, Noise Section, State Highway 86 and 66<sup>th</sup> Avenue (State Highway 195) are adjacent to 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 General Plan.

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

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

**33. Other Noise**

NA     A     B     C     D                

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

**Findings of Fact:** No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Therefore, there will be no impact.

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

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

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

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

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

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

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

**Source:** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

**Findings of Fact:**

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Although the project will increase the ambient noise level in the immediate vicinity during construction of building addition, and the general ambient noise level will increase slightly after project completion, the impacts are considered less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction of the additional building. The project will be consistent with the County Noise Ordinance No. 847, therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

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

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

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

- a) The proposed project will not displace any existing residences due to the commercial nature of the project. Therefore, there is no impact.
- b) The proposed project would not create a demand for additional housing due to the commercial nature of the project. Therefore, there is no impact.
- c) The project site will not displace substantial numbers of people due to commercial nature of the project, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The project with building addition would add up to approximately 80 full time jobs and 160 construction jobs. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area since the business would be for existing automobile and truck travel center and 4,500 square foot building addition. Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed commercial project will have a less than significant impact on the demand for Fire services since the project provides adequate fire access via 66th Avenue (Highway 195) and Singh Road (private) and will include fire protection measures such as fire hydrants, knox boxes, and water plans (COA's 10.Fire.1 – Super Fire Hydrants, 10.Fire.2 Knox Box, and 80.Fire.2 – Water Plans).

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause additional construction that would result in any significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

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



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

Monitoring: No monitoring measures are required.

<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

The Coachella Valley Unified School District provides public education services for the project area. The applicant of this project may be conditioned to pay the school impact fees as set by State Law. Fees are required to be paid prior to issuance of any future building permits. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**41. Parks and Recreation**

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

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

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

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

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing business park. Therefore, there is no impact.
- b) Due to the commercial nature of the project, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time since no subdivision is proposed. Thus, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail on the north side of 66<sup>th</sup> Avenue (State Highway 195), therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

Source: Riverside County General Plan; Truck Parking Analysis by Kunzman Associates, Inc. dated March 10, 2015

Findings of Fact:

a) The proposed project increases vehicular traffic along State Highway 86 and 66<sup>th</sup> Avenue (State Highway 195) with proposed building addition and revised truck parking. However, the Transportation Department required a Truck Parking Analysis which was prepared by Kunzman Associates dated March 10, 2015 to address truck parking concerns as result of building addition which indicated a minimum of 33 truck parking spaces would be provided with a maximum of 29 truck spaces being occupied during peak periods. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system subject to road dedications and existing and proposed improvements. Nor will the project conflict with any County policy regarding mass transit. Impacts are considered less than significant with mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site meets all minimum auto parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking" including truck parking (COA's 90.Planning.1 Existing Parking Paving and 90.Planning.13–New Restaurant Parking). The project will not conflict with an applicable congestion management plan.

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

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

f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.

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

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

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

**Mitigation:** Compliance with the conditions of approval on file in the LMS such as COA 90.Planning.15 – Modified Truck Parking in which 33 truck parking spaces will be maintained on project site as result of the proposed 4,500 square foot sit down restaurant addition.

**Monitoring:** Monitoring to be provided by the Transportation Department and Planning Department.

**44. Bike Trails**

**Source:** Riverside County General Plan

**Findings of Fact:** The General Plan does not identify a Class I Bikeway/Regional Trail on the north side of 66th (State Highway 195), therefore, there is no impact.

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

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

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

Source: Department of Environmental Health Review; Coachella Valley Water District (CVWD) transmittal letter of March 20, 2015

- a) The proposed project is served by existing on-site artesian well and would result in the construction of new water treatment facilities as the result of the building addition with two (2) potential Options.

**Option 1 - Water Pipeline option:**

Connect to existing Coachella Valley Water District system in Mecca. The connection will be made to an existing 16" diameter pipeline in Hammond Road. New Pipeline will be jack and bored under the existing railroad track. The pipeline will either be open cut or jack and bored (depending on Caltrans and/or County of Riverside requirements) under Highway 111 to existing right of way of 66<sup>th</sup> Avenue. The pipeline will then be installed by open cut methods in 66<sup>th</sup> Avenue from Highway 111 to the project site. Depending on existing utility locations and County of Riverside requirements, the pipe will be located either within the roadbed or graded shoulder.

**Option 2 - On-site Treatment option:**

Install treatment facilities between the existing on-site well and existing on-site storage. Treatment facilities will consist of approximately two filter vessels, a reaction vessel, a backwash reclaim system, chemical storage (including enclosures in accordance with current codes) and feed equipment, controls, miscellaneous valves and piping and a backwash system. Existing well, storage and pumping equipment will be modified to incorporate new treatment facilities.

These options would be less than significant with mitigation incorporated.

- b) The proposed project will have sufficient water supplies subject to the two Options above and based on Department of Environmental Health's recommended conditions.

Mitigation: Compliance with the conditions of approval on file in the LMS such as 10.En Health 2 – Water Compliance & Options, 80 En Health 2. -- Potable Water Plans, 80 En Health 7 – Artesian Well, and COA 60.Planning.2 – CVWD Clearance.

Monitoring: Monitoring to be provided by Department of Environmental Health and Coachella Valley Water District.

**46. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review; Coachella Valley Water District (CVWD) transmittal letter of March 20, 2015

Findings of Fact:

- a) The proposed project would result in minor sewer improvements as the result of the building addition which would tie into existing CVWD sewer lines currently used by the development (COA 10.E Health.1 – Sewer Service) . Impacts would be less than significant due to no existing projects of similar nature currently existing in the immediate vicinity.
- b) The proposed project based on existing CVWD sewer improvements would have adequate wastewater treatment capacity to serve the existing project site with proposed addition. Therefore, it is not anticipated the project will result in service that has inadequate capacity to serve the project's projected demand. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will not generate significant amounts of construction demolition waste due to existing automobile and truck travel center with proposed 4,500 square foot sit down restaurant. The project will be served by Riverside County Waste Management Department and shall be required to submit a Waste Recycling Plan (WMP) as indicated by transmittal dated December 9, 2014. Solid waste generated by the proposed project is likely to be disposed of at the Mecca II landfill located at Box Canyon Road and Garfield Street in Mecca east of the project site. A secondary disposal site is the Oasis Sanitary landfill located at 84505 84th Avenue in Oasis located south of the project site. The Mecca II landfill's total capacity is approximately 372,480 cubic yards of which 34,786 cubic yards of disposal capacity remains. The Oasis Sanitary landfill's total capacity is approximately 1,097,152 cubic yards of which 149,597 cubic yards of disposal capacity remains. Based on a solid waste

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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generation rate of 10.53 pounds per employee per day, the proposed project is anticipated to generate approximately 2,411.37 pounds per day (1.2 tons per day) or 880,150.05 pounds per year (440 tons per year). The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities as capacity exists at the receiving landfills. The project shall be required to submit Waste Recycling Plan (COA's 80.Planning.8 and 90.Planning.18) to the Riverside County Waste Management Department. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

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

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The 10.6 acre site is currently paved and improved including area for proposed one (1) acre restaurant addition which will be slightly modified with new building pad and parking striping, no impacts are expected.

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. No impacts are expected due to lack of existing projects of similar nature currently existing in the immediate vicinity.

52. 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. No impacts are expected due to lack of existing projects of similar nature currently existing in the immediate vicinity



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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: SCAQMD
- GP: Riverside County General Plan
- RCLIS: Riverside County Land Information System
- CUP 3309; CUP 3309R1; PP21841

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

Location: County of Riverside Planning Department  
 77588 El Duna Court Ste. H  
 Palm Desert, CA 92211

**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

File: EA42748



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



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

### Transportation Department

*Patricia Romo, P.E.*  
*Assistant Director of Transportation*

**Date:** March 31, 2015

**To:** Majeed Farshad

**From:** Kevin Tsang KKT

**RE: Recommended Conditions of Approval for  
Conditional Use Permit No. 3309R2, Denny's in Mecca Area**

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Transportation Development Review Riverside has received the following data:

1. Preliminary Water Quality Management Plan for CUP 3309R2 (Dated March 30, 2015)
2. Preliminary Drainage Report for CUP 3309R2 (Dated March 11, 2015)

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**

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##### **10. TRANS USE – DRAINAGE 1**

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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 1**

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This is a proposal to construct a 4,500 square foot restaurant (Denny's). This project lies within the Mecca area on the north side of 66th Avenue (SR-195) and east of SR-86 South. 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**

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Per letter from the Coachella Valley Water District, dated December 12, 2014, this project is located in an area designated Zone X on the Federal Flood Insurance Rate Maps which are in effect at this time by the

Federal Emergency Management Agency (FEMA).

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10. TRANS USE – DRAINAGE EASEMENT

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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." All drainage easements shall be maintained by the owner in perpetuity.

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10. TRANS USE – INCREASED RUNOFF

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Per the project drainage report (March 11, 2015 prepared by bHA, Inc.), the proponents engineer has calculated the storm water runoff from the 100-year event for the existing condition and the proposed condition. The proposed development will decrease the cumulative runoff. This is achieved through the increase of landscape area where asphalt exists in the existing condition.

Based on the calculations in the report, the project proponent will have decreased the cumulative runoff and therefore mitigation is not required.

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**60. PRIOR TO GRADING PRMT ISSUANCE**

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60. TRANS USE – DRAINAGE SUBMIT PLANS 1

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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.

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60. TRANS USE – DRAINAGE SUBMIT PLANS 2

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Per letter dated December 12, 2014, 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.

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60. TRANS USE – EASEMENT FOR DRAINAGE

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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." All drainage easements shall be maintained by the owner in perpetuity.

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60. TRANS USE – TYPICAL SITE GRADING

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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.

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**60. TRANS****USE – GRASSED SWALES**

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The County reviewed the revised Preliminary Water Quality Management Plan (P-WQMP) dated March 30, 2015. The project proponent is proposing two grassed swales, described below, to mitigate for water quality as well as HCOCs. It appears from the exhibit the two grassed swales can be designed and constructed to accommodate increase water quality volume and therefore we have no objection to the proposal.

[Grassed Swale A] shall generally provide the following design criteria:

- Min. Length = 84 feet
- Min. Bottom Width = 3 feet
- Max Side Slope = 3:1
- Min. Slope (flow) = 1.0%
- Vegetation Criteria = 4 to 6 inches irrigated turf grass

[Grassed Swale B] shall generally provide the following design criteria:

- Min. Length = 42 feet
- Min. Bottom Width = 3 feet
- Max Side Slope = 3:1
- Min. Slope (flow) = 1.0%
- Vegetation Criteria = 4 to 6 inches irrigated turf grass

NOTE: If design flow velocity is less than 0.5%, an underdrain will be required.

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**70. PRIOR TO GRADING FINAL INSPECT**

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**70. TRANS****USE – EROSION CONTROL**

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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.

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**80. TRANS PRIOR TO BLDG PRMT ISSUANCE**

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**80. TRANS****USE – INCREASED RUNOFF MIT**

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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**

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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." All drainage easements shall be maintained by the owner in perpetuity.

**90. PRIOR TO BLDG FINAL INSPECTION**

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90. TRANS USE – DRAINAGE IMPROV COMPLETE

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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

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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." All drainage easements shall be maintained by the owner in perpetuity.



March 31, 2015

THERMAL STATION

86-625 Airport Blvd. • Thermal, CA 92274 • 760.863.8990

Jay T. Olivas  
County of Riverside  
Planning Department  
77588 El Duna Ct.  
Palm Desert, CA 92211

**RE:** FAST TRACK CONDITIONAL USE PERMIT NO. 3309R2, AMENDED NO. 1 (FTA-2014-07) (formally PP25711) – EA42748 – Applicant: KSC & Son Corporation, Inc. – Engineer/Representative: Marks Architects –Fourth/Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (0.25 – 0.60 FAR) – Location: North of Avenue 66 (Highway 195), east of State Highway 86 – 37 Acres (.62 Acre portion) – Zoning: C-P-S & A-1-5 – REQUEST: The revised conditional use permit consists of existing AM/PM Auto/Truck Travel Center and Del Taco, Starbucks and new 24-hour restaurant building (Denny's) with on-site alcohol sales (full bar) at 4,500 square feet up to approximately 24 feet in height with signage and 52 parking spaces as part of an existing AM/PM Truck Stop.

Dear Mr. Olivas,

Thank you for the opportunity to comment on the above described project. The following Issues of concern related to public safety and law enforcement are presented.

**INGRESS & EGRESS:**

The project has just a single (one) drive way for the entire commercial pad where the restaurant will be located within. If this single drive way is compromised by an accident, there would no path for patrons to evacuate the area by vehicle. There would also not be a path for emergency vehicles to get on the west side of the driveway if access was not available from 66th Ave. The Riverside County Sheriff's Department recommends the developer add a secondary ingress and egress driveway to the commercial pad to assist with traffic flow and access for emergency vehicles.

**PRE-CONSTRUCTION & CONSTRUCTION PHASES:**

Thefts and burglaries of building materials, fixtures, and appliances from construction storage areas and buildings under construction are a concern. To reduce thefts and burglaries during the construction phase of this project, the developer and builders need to provide site security. The Riverside County Sheriff's Department recommends the developer and builders use bonded security guards licensed by the State of California Bureau of Security & Investigative Services Department to handle project security.

## **SECURITY SYSTEMS:**

Silent or audible alarm system should be installed. Comprehensive security systems should be provided for the following:

- Perimeter building and access route protection
- High valued storage areas
- Interior building door to shipping and receiving area

Digital CCTV security cameras are recommended, covering the following areas:

- Building Perimeter
- Shipping and receiving areas
- Parking lots
- Exterior entrance
- Stairwells
- Interior hallways.

## **LIGHTING:**

Interior night-lights shall be used during hours of darkness when premises are closed for business. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with lighting of sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises from at least 25 feet away during the hours of darkness. All exterior doors shall have their own light source which will adequately illuminate entry/exit areas at all hours in order to:

- Make any person on the premises clearly visible, and
- Provide adequate illumination for persons entering and exiting the building.

## **SIGNAGE/PARKING LOT:**

All entrances to parking areas shall be posted with appropriate signs per 22658(a) C.V.C., to assist in removal of vehicles at the property owners/managers request. Specially marked parking spaces for company Presidents/CEO's, etc., should be eliminated. Whenever possible, open fencing design such as wrought iron or tubular steel should be utilized in order to maximize natural surveillance while establishing boundaries. Other barrier considerations include:

- Block walls
- Decorative cement planters
- Access control to high valued storage areas

Should the community development department, developer or construction staff have any questions regarding the listed law enforcement and public safety concerns, please contact Lieutenant Johnny Rodriguez at 760-578-1856.

Sincerely,

**STANLEY SNIFF, SHERIFF**



Andrew Shouse, Captain  
Thermal Station Commander



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

December 9, 2014

Jay Olivas, Project Planner  
Riverside County Planning Department  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

**RE:**

**Proposal: Construct a new 4,500 square foot restaurant building (Denny's)**  
**APN: 727-100-020**

Dear Mr. Olivas:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Avenue 66 (Highway 195), and east of State Highway 86, in the Eastern Coachella Valley Community Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County 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**, 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
3. **Prior to issuance of building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.



4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of 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. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
  - Source separate recyclable and/or compostable material from solid waste and donate self-haul the material to recycling facilities.
  - Subscribe to a recycling service with their waste hauler.
  - Provide recycling service to their tenants (if commercial or multi-family complex).
  - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

7. AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:
  - Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
  - Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Jay Olivas, Project Planner  
PP No. 25711  
December 9, 2014  
Page 3

8. 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) 486-3200.

Sincerely,



Jose L. Merlan  
Urban Regional Planner II

PD# 165809



Established in 1918 as a public agency  
**Coachella Valley Water District**

**Directors:**

John P. Powell, Jr., President - Div. 3  
Franz W. De Kloz, Vice President - Div. 1  
Ed Pack - Div. 2  
Peter Nelson - Div. 4  
Debi Livesay - Div. 5

December 12, 2014

**Officers:**

Jim Barrett, General Manager  
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

File: 0163.1  
0421.3  
0721.3  
1150.011  
Geo. 070907-3  
PZ 14-5988

Jay Olivas  
Riverside County Planning Department  
77588 El Duna Ct  
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: EA42748 (APN. 727-100-020-9, Denny's)

Prior to issuance of grading permits for Plot Plan No. 25711, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the Riverside County (County) as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Coachella Valley Water District (CVWD) has performed a detailed hydraulic analysis of the levees of the Coachella Valley Stormwater Channel (CVSC) from Monroe Street Bridge to the Salton Sea. The levees of the CVSC are not currently accredited by the Federal Emergency Management Agency (FEMA) to provide flood protection during the 100-Year Flood (FEMA's standard). Adjacent areas could be impacted from inundation from a levee breach or overtopping during the 100-Year Flood and Standard Project Flood (CVWD standard). Please refer to the attached exhibits showing the projected inundations during these flooding events. Our analyses show that a portion of the project site is subjected inundation during the 100-year floodplain (1 to 2 feet) and during the Standard Project Flood (SPF) (up to 5 feet or more).

FEMA and CVWD are working closely with local communities impacted by the proposed 100-Year flood inundation of the CVSC, and have created a CVSC Local Levee Partnership Team (LLPT). The LLPT will provide local input to FEMA on the levee reaches and the procedures to be used for analyzing and mapping the inundation areas.

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.

Plans for stormwater facilities shall be submitted to CVWD for review.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD has recently completed domestic water hydraulic modeling studies for other projects located in the Mecca/North Shore area. The hydraulic modeling studies show that there is limited surplus capacity in the domestic water system for domestic water demand and fire flow requirements for new development.

CVWD 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 construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

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

December 12, 2014

CVWD requires any business having the potential of discharging grease into a public sewer to install a grease interceptor, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the grease interceptor will be determined and approved by CVWD prior to installation. Installation of the interceptor will be inspected and subject to approval by CVWD.

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1374. The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review prior to installation. This review is intended to promote efficient water management. However, by reviewing the plans, CVWD does not represent or warrant any amount of water or financial savings.

The project lies within the East 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 CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Mark L. Johnson  
Director of Engineering

Enclosures/2/as

Jay Olivas  
Riverside County Planning Department 4

December 12, 2014

cc: Majeed Farshad (with enclosures)  
Riverside County Department of Transportation  
77588 El Duna, Suite H, Palm Desert, CA 92211

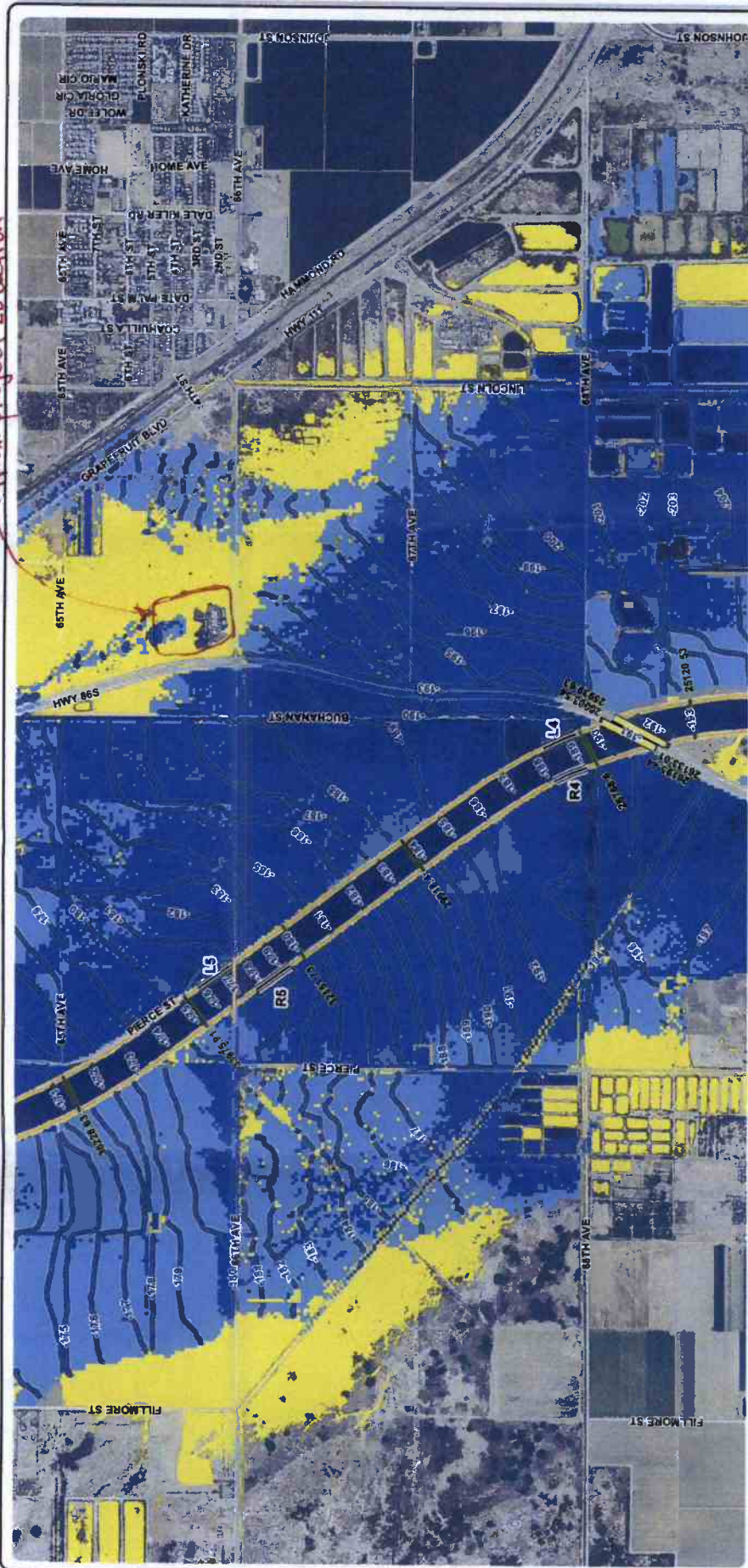
Alan French (with enclosures)  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Mark Abbott (with enclosures)  
Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Protection and Oversight Division  
47-950 Arabia Street, Suite A  
Indio, CA 92201

KSC & Son Corporation, Inc. (with enclosures)  
90-480 66<sup>th</sup> Avenue  
Mecca, CA 92254

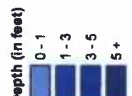
SL: ms\Eng\Dev Svcs\2014\Dec\DRL 25711.doc

Approx. Project Location



Data Sources: NAIP Color Orthoimagery, 2012. Riverside County Roads, 2013.

- LEGEND**
- Bridges
  - Drop Structures
  - Low Water Crossing
  - BFEs
  - Cross Sections
  - Levee Centerline
  - Levee Breach Locations
  - Zone D (Undetermined Risk Areas)



**Reference Map**



**Coachella Valley Storm Water Channel Hydraulic Analysis**

**100-Year Flood Maximum Inundation Depth and Zone D Area**

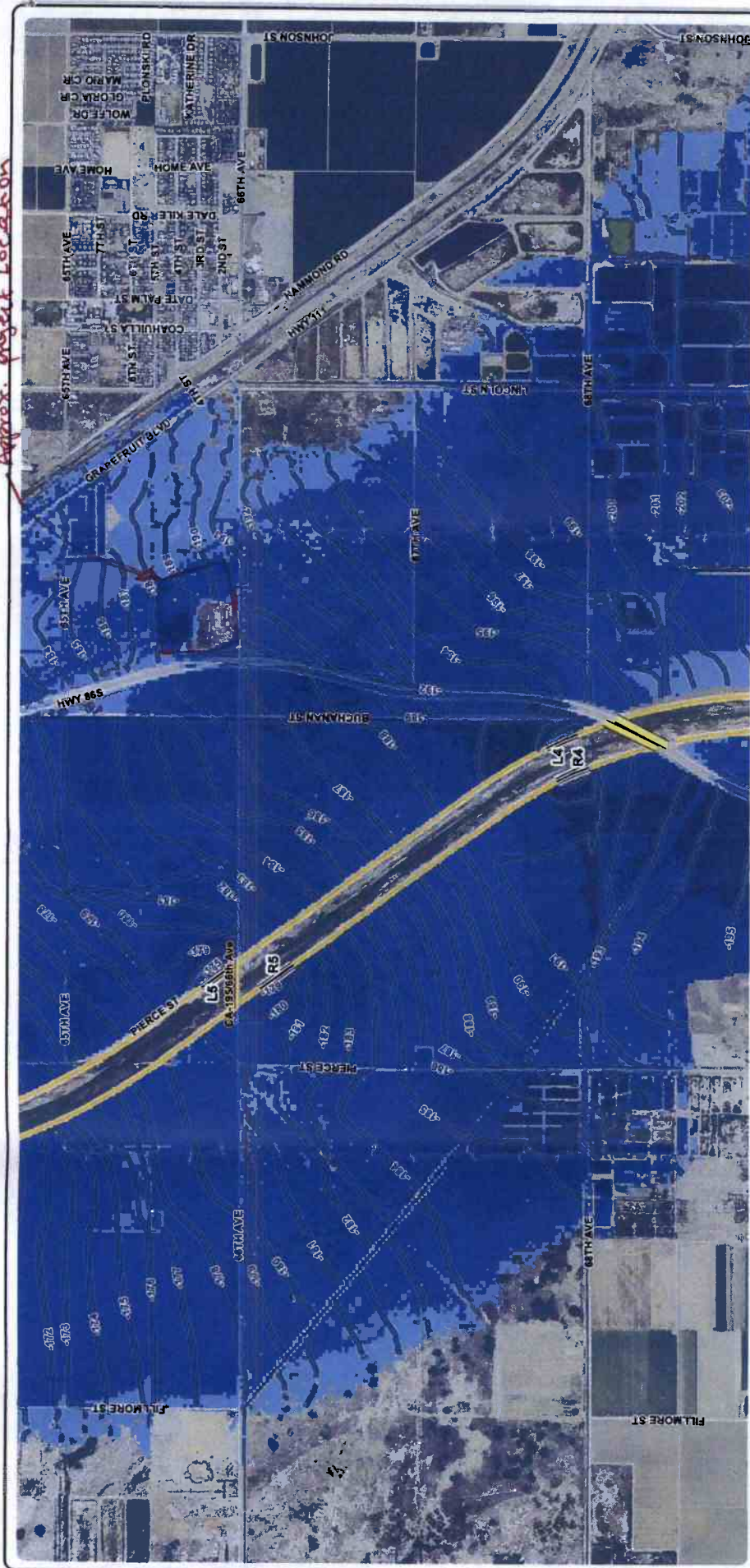


CA State Plane, Zone VI    horz datum: NAD 83    horz units: feet  
 northwest hydraulic consultants    project no. 50801    December 2013

**100-Year Flood Maximum Inundation Depth and Zone D Area**  
 Coachella Valley Storm Water Channel Hydraulic Analysis

nhc

Approx. project location



Date Sources: NAIP Color Orthoimagery, 2012. Riverside County Roads, 2013.

LEGEND

- Bridges
- Drop Structures
- Low Water Crossing
- WSE
- Levee Centerline
- Levee Breach Locations

- Depth (in feet)
- 0 - 1
  - 1 - 3
  - 3 - 5
  - 5 +

Reference Map



Coachella Valley Storm Water Channel Hydraulic Analysis

Standard Project Flood  
Maximum Inundation Depth

Scale - 1:18,000  
1 inch = 1,500 feet



CA State Plane, Zone VI  
northwest hydraulic consultants  
horz. datum: NAD 83  
project no. 50001  
December 2013

Standard Project Flood Maximum Inundation Depth

Coachella Valley Storm Water Channel Hydraulic Analysis





Established in 1918 as a public agency

# Coachella Valley Water District

**Directors:**

John P. Powell, Jr., President - Div. 3  
Peter Nelson, Vice President - Div. 4  
G. Patrick O'Dowd - Div. 1  
Ed Pack - Div. 2  
Cástulo R. Estrada - Div. 5

**Officers:**

Jim Barrett, General Manager  
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

March 18, 2015

File: 0163.2

Geo: 070907-3

Riverside County Department  
of Building and Safety  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Ladies and Gentlemen:

**Subject: Flood Management Review No. FP #15002  
for 90480 66<sup>th</sup> Avenue, Mecca**

We have reviewed the enclosed grading plans for Flood Management Review No. FP #15002, dated March 3, 2015, and it meets the requirements of Riverside County Ordinance No. 458. This plan calls out a finished floor elevation of 312.50 feet (187.5 feet below sea level) which is one foot above adjacent grade.

The applicant shall have the Federal Emergency Management Agency Elevation Certificate completed by a registered civil engineer or land surveyor and returned to the Riverside County Department of Building and Safety prior to final inspection. We recommend that the property owner keep a copy of this form for his records since this information may be useful in obtaining lower flood insurance rates on this property.

Riverside County Ordinance No. 458 requires protection from a flood event that has a one percent chance of occurring in any given year. As a result, flood damage may occur as a result of larger storms. The ordinance provides that the county and CVWD are neither liable nor responsible for any damages. Property owners should consider carrying flood insurance to protect themselves from flood damage. Property owners should also be aware that their activities within the floodplain may affect the flooding and result in damage to others for which they may be liable.

Manufactured homes shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

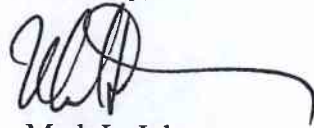


March 18, 2015

Construction of block walls, additional permanent structures or the addition of fill on this lot may be in violation of Riverside County Ordinance No. 458. If there are any changes on this lot not shown on the grading plans, the owner/developer shall be required to resubmit a revised grading plan to CVWD for review. This is to ensure flow through for off-site floodwaters and to ensure consistency with Riverside County Ordinance No. 458.

If you have any questions please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Sincerely,



Mark L. Johnson  
Director of Engineering

Enclosure/1/as

cc: Marks Architects (with FEMA Elevation Certificate and Grading Plan)  
71905 Highway 111  
Rancho Mirage, CA 92270

Riverside County Planning Department  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Riverside County Transportation Department  
38-686 El Cerrito Road  
Palm Desert, CA 92211

TD: ms\Eng\SW\2015\March\FMR Marks Architects.doc

**Water Pipeline option:**

Connect to existing Coachella Valley Water District system in Mecca. The connection will be made to an existing 16" diameter pipeline in Hammond Road. New Pipeline will be jack and bored under the existing railroad track. The pipeline will either be open cut or jack and bored (depending on Caltrans and/or County of Riverside requirements) under Highway 111 to existing right of way of 66<sup>th</sup> Avenue. The pipeline will then be installed by open cut methods in 66<sup>th</sup> Avenue from Highway 111 to the project site. Depending on existing utility locations and County of Riverside requirements, the pipe will be located either within the roadbed or graded shoulder.

**On-site Treatment option:**

Install treatment facilities between the existing on-site well and existing on-site storage. Treatment facilities will consist of approximately two filter vessels, a reaction vessel, a backwash reclaim system, chemical storage (including enclosures in accordance with current codes) and feed equipment, controls, miscellaneous valves and piping and a backwash system. Existing well, storage and pumping equipment will be modified to incorporate new treatment facilities.



Google earth



**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6<sup>th</sup> FLOOR

SAN BERNARDINO, CA 92401-1400

PHONE (909) 388-4557

FAX (909) 383-5936

TTY 711

www.dot.ca.gov/dist8

*Serious Drought.  
Help save water!*

March 12, 2015

Mr. Jay Olivas  
Riverside County Planning Department  
Desert Office  
77588 El Duna Ct., Mail Stop 4035  
Palm Desert, CA 92211

Dear Mr. Olivas:

Denny's Restaurant, Mecca  
APN 727-100-020, PP25711  
08-RIV SR-195 PM 6.789, PM 11.027

The California Department of Transportation reviewed the emailed Site Plan and Initial Transmittal page for the proposed Denny's restaurant. The restaurant will be opened 24-hours, with a full bar in the existing AM/PM Truck Stop center with access off of State Route 195/Avenue 66 (SR-195). It is located north of SR-195 and east of State Route 86 in the Mecca area. We have the following comments:

- As long this development uses the existing road for access, a Traffic Analysis is not needed.
- The site plan A0.1, mentions Entry Sign and Monument Sign on sheet ES1.0, but it was not included. Please provide.

If you have any questions regarding this letter, please contact me at (909) 383-4557 or Rebecca Forbes at (909) 388-7139.

Sincerely,

A handwritten signature in black ink that reads "Mark Roberts".

MARK ROBERTS  
Office Chief  
Community and Regional Planning

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

Council: Melca Community Council Address:

Meeting date: Jan 14, 2015 Cross streets:

Project name: Denny's - Melca Parcel number(s):

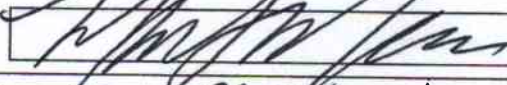
Case number:

Advisory Action (number of votes): 2  Support    0  NOT Support    1  Abstain    0  Absent     Continue to

**Advisory Motion**

Motion made by Maria Machuca to Approve with no recommendation. Second motion made by Jaime Hernandez. Motion carry

**Advisory Discussion, Comments and Recommendations**

Date: Jan 14, 2015 Signature: 

Print name and title: Maria Machuca - President

**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.



# FAST TRACK AUTHORIZATION

**Supervisorial District:** 4      **Supervisor:** John Benoit      **FTA No.** 2014-07

**Company/Developer:** KSC & Son Corporation, Inc.      **Contact Name:** Nachhattar S. Chandi

**Address:** 90-480 66<sup>th</sup> Ave, Mecca, CA 92254

**Office Phone:** 760-396-3260      **Mobile Phone:** 760-485-7752      **Email:** mdeveau@chandibrothers.com

**Consulting Firm:** Marks Architects, Inc.      **Contact Name:** Gabriela Marks

**Firm Address:** 2643 Fourth Avenue, San Diego, CA 92103

**Office Phone:** 619-702-9448      **Mobile Phone:** 760-485-7752      **Email:** gabriela@marksarchitects.com

**Project Type:**     Industrial             Commercial     Childcare     Workforce Housing  
                          Renewable Energy             Other

New Denny's restaurant at the existing Mecca Travel Center.

**Economic Impact (estimated) Capital Investment:** \$1,730,000      **Full-Time Jobs:** 80

**Taxable Sales:** \$2,400,000      **Full-Time Wages per Hour:** \$10-15/hr.      **Construction Jobs:** 160

**Land Use Application(s)\*:**     Plot Plan             Conditional Use Permit             Change of Zone  
    Parcel Map             General Plan Amendment             Other: Lot Line Adj.

**Site Information Assessor's Parcel Number(s):** 727-100-020-9\*

**Cross Streets/Address:** Hwy 86/66<sup>th</sup> Ave      **Site Acreage:** 0.62

**Land Use Designation:** CR - Commercial Retail      **Zoning:** C-P-S      **Building Size:** 4,550 sq. ft.

The Economic Development Agency acknowledges that the above referenced project merits special consideration of its land use and permit processing by the County of Riverside. County agencies are encouraged to immediately institute "Fast Track" procedures in accordance with Board Fast Track Policy A-32. This authorization contains preliminary project information and serves as a basis for determining "Fast Track" eligibility. During the County's development review process, the proposed project size and configuration may be altered. \*This Fast Track Authorization also applies to any other required or associated applications and/or Assessor's Parcel Numbers\*

      11/3/14            10/31/14  
**Greg Folsom, Deputy Director of EDA**      **Date**      **Rob Moran, EDA Development Manager**      **Date**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Denny's Restaurant with full bar and 24 hour service

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 9.50

*ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: CUPO3309R2                      DATE SUBMITTED: 12/2/14

### APPLICATION INFORMATION

Applicant's Name: KSC & Son Corporation                      E-Mail: mdeveau@chandigroupusa.com

Mailing Address: 42720 Spectrum St., Indio, CA 92203  
Street

City State ZIP

Daytime Phone No: ( 619 ) 760-396-9260                      Fax No: (      )                     

Engineer/Representative's Name: Gabriela Marks                      E-Mail: gabriela@marksarchitects.com

Mailing Address: 2643 4th Ave. San Diego CA 92103  
Street

City State ZIP

Daytime Phone No: ( 619 ) 702-9448                      Fax No: ( 619 ) 702-9442

Property Owner's Name:                                                           E-Mail:                                     

Mailing Address:     
Street

City State ZIP

Daytime Phone No: (      )                                                           Fax No: (      )                                     

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR LAND USE PROJECT**

If the property is owned by more than one person, attach a separate page that references 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.

**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.

Gabriela Marks  
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.

Nachhatter S. Chandi  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

Susana Chandi  
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): 727-100-020-9

Section: 7 Township: 7 South Range: 9 East

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 1.1 AC

General location (nearby or cross streets): North of Hwy 195, South of 65th Ave., East of Fwy 86, West of Hwy 111.

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

New 4,500 sf Denny's Restaurant with full bar and 24 hour service  
in 46,553 sf previously developed lot

Related cases filed in conjunction with this application:

None

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

CZ06518 CUP03309

If yes, provide Case No(s). CUP03309R1 CUP03309S1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA39757 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: Enclosed

Is water service available at the project site: Yes  No  Existing Well

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

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

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) N/A

Will the project 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? 190 cu yd

Estimated amount of cut = cubic yards: NO CUT PROPOSED

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards NO FILL PROPOSED

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

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

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

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) 46,553 sq. ft.

Is the project 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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) Gabriela Marks Date 11/19/14

Applicant (2) \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes  No

**APPLICATION FOR LAND USE PROJECT**

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Gabriela Marks  Date 8/29/14

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 17, 2015,

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

APN (s) or case numbers CUP03309R2 For

Company or Individual's Name RCIT - GIS,

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.

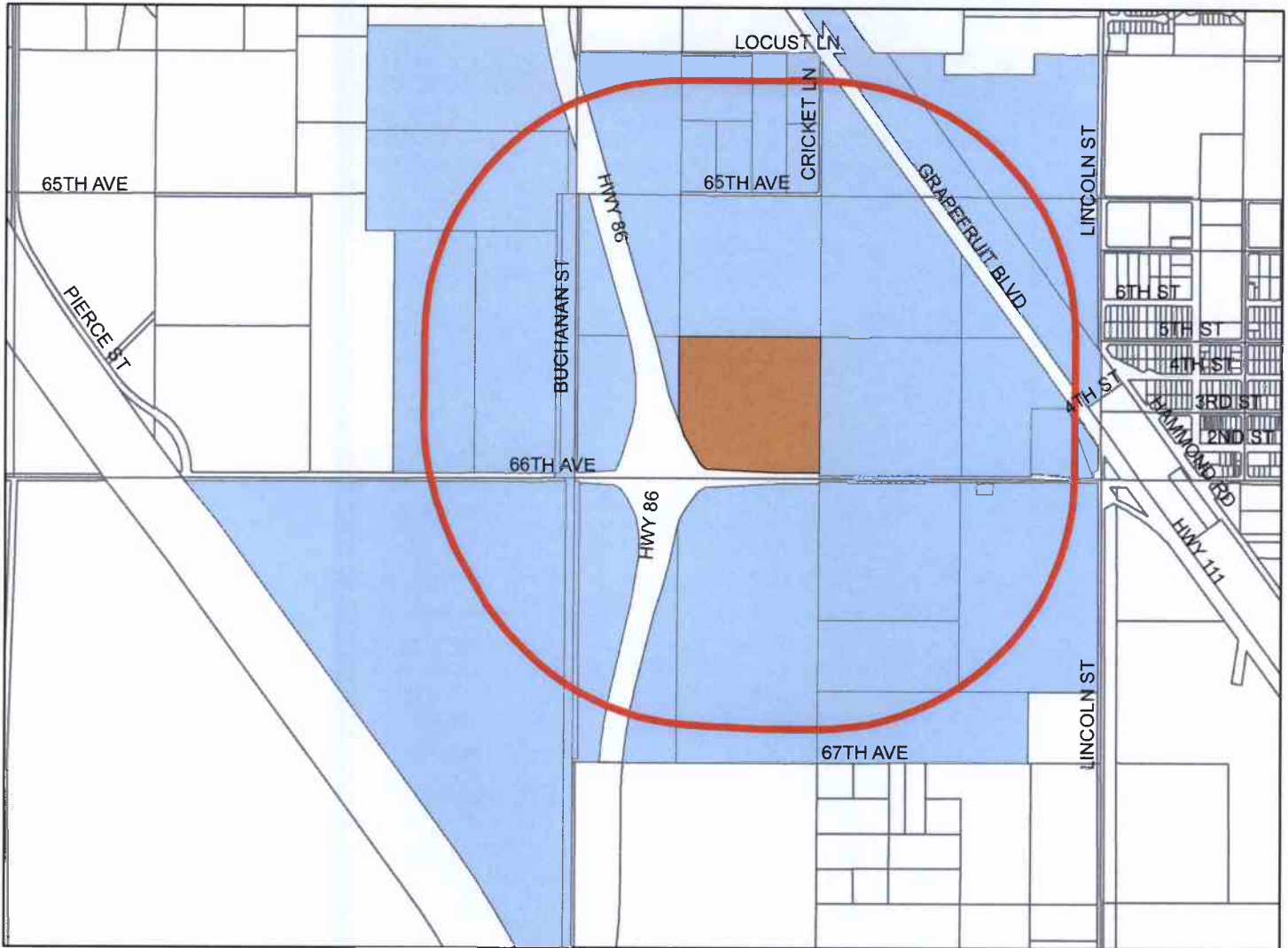
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**CUP03309R2 (2400 feet buffer)**



**Selected Parcels**

749-080-028 727-250-008 749-070-017 749-080-027 749-090-018 727-100-006 727-100-004 727-100-007 727-100-025 727-091-008  
 749-070-019 749-070-020 749-080-021 749-080-022 727-091-014 727-250-004 727-250-005 727-250-016 727-091-012 727-100-003  
 749-090-009 727-091-013 727-100-009 727-250-006 727-250-015 727-100-020 727-091-005 727-091-009 727-092-025 727-100-015  
 727-091-007 727-250-009 727-250-010 727-250-011 727-092-012 727-100-017 727-100-024 727-100-026 727-100-021 727-100-022  
 727-100-023 727-091-010



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: 727091014, APN: 727091014  
RAFAEL GARCIA, ETAL  
83686 PALOMAR CT  
COACHELLA CA 92236

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

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

ASMT: 727091008, APN: 727091008  
FRANCISCO ZEPEDA  
82204 TAHQUITZ AVE  
INDIO CA 92201

ASMT: 727100006, APN: 727100006  
ALBERT GONZALEZ, ETAL  
P O BOX 506  
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  
WOODSPUR FARMING  
C/O COLE FRATES  
113 S LA BREA AVE 3RD FL  
LOS ANGELES CA 90036

ASMT: 727100015, APN: 727100015  
RICHARD BAGDASARIAN INC  
P O BOX 698  
MECCA CA 92254

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

ASMT: 727100017, APN: 727100017  
SOUTHERN PACIFIC TRANSPORTATION CO  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

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

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



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

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

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

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

ASMT: 727100025, APN: 727100025  
STELLA CHUO, ETAL  
P O BOX 1329  
THERMAL CA 92274

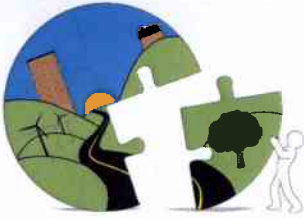
ASMT: 749090018, APN: 749090018  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

ASMT: 727100026, APN: 727100026  
TORRES MARTINEZ DESERT CAHUILLA INDIANS  
P O BOX 1069  
THERMAL CA 92274

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: 749080022, APN: 749080022  
FRANCES C BERGER FOUNDATION, ETAL  
P O BOX 13390  
PALM DESERT CA 92255



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: CONDITIONAL USE PERMIT NO. 3309, REVISED PERMIT NO. 2

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 2, 2015

Applicant/Project Sponsor: KSC & Son Corporation, Inc. Date Submitted: December 2, 2014

**ADOPTED BY:** Board of Supervisors

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#: ZEA42748

ZCFG06134

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
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, California 92211

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

EA42748 CONDITIONAL USE PERMIT NO. 3309, REVISED PERMIT NO. 2

*Project Title/Case Numbers*

Jay Olivas, Project Planner  
*County Contact Person*

760-863-8271  
*Phone Number*

N/A

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

KSC & Son Corporation, Inc.  
*Project Applicant*

42720 Spectrum St, Indio, CA 92203  
*Address*

North of 66<sup>th</sup> Avenue (State Highway 195), east of State Highway 86 in Mecca  
*Project Location*

CUP 3309R2 is an existing auto and truck travel center and this revised permit proposes addition of a 4,500 square foot sit down restaurant.  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on April 28, 2015, 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 + \$50.00) and reflect the independent judgment of the Lead Agency.
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.
6. Findings were made pursuant to the provisions of CEQA.

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

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

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

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

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

DM/dm Revised 3/19/2015  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42748 ZCFG6134 .

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1402706

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

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Received from: KSC & SON CORPORATION  
paid by: CK 9730 \$50.00  
paid towards: CFG06134 CALIF FISH & GAME: DOC FEE  
CFG FOR PP25711 EA42748  
at parcel #: 90480 66TH AVE MECC  
appl type: CFG3

By \_\_\_\_\_ Dec 02, 2014 13:40  
GCARO posting date Dec 02, 2014

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

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