

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

913B



FROM: TLMA - Planning Department


SUBMITTAL DATE:
June 24, 2014

SUBJECT: CHANGE OF ZONE NO. 7710 / CONDITIONAL USE PERMIT NO. 3623 – Adopt Mitigated Negative Declaration for Environmental Assessment No. 42166 - Applicant: Ino Cruz – Fourth/Fourth Supervisorial District – Mecca Zoning District – **REQUEST: Change of Zone No. 7710** proposes to modify the Light Agriculture – 5 Acre Minimum (A-1-5) zone to the Scenic Highway Commercial (C-P-S) zone on an existing 14 acre lot. **Conditional Use Permit No. 3623** proposes to construct and operate an automobile and truck travel center consisting of a 13,600 square foot convenience store with 24 hour retail sale of gasoline and diesel fuel, food/beverages, and the concurrent sale of beer and wine for off-premises consumption with Type 20 ABC License (No PN&C required). Additionally, the proposed automobile and truck travel center includes 1,152 square foot car wash, 5,350 square foot gasoline canopy with eight (8) pumps and 3,570 square foot diesel fuel canopy with six (6) pumps, and up to three (3) drive-thru restaurants and two (2) sit down restaurants totaling approximately 15,905 square feet. The proposed project includes a 200 square foot freestanding sign up to 35 feet in height, a separate 100 square foot pricing and directory monument sign, as well as wall and fuel canopy signage. Total on-site parking consists of 203 vehicle spaces and 19 truck spaces.

RECOMMENDED MOTION: That the Board of Supervisors:

Initials
JCP:jo

(continued on next page)

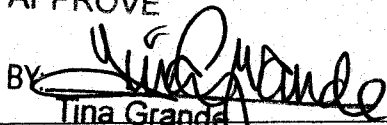

Juan C. Perez, TLMA Director/
Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS: N/A	Budget Adjustment: N/A
	For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

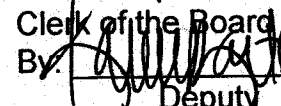
BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that the above Ordinance is adopted as recommended with waiver of the reading.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: July 15, 2014
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

16-2

FORM APPROVED COUNTY COUNSEL
BY: 
CYNTHIA M. GUNZEL
DATE: 7-2-14
Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Change of Zone No. 7710 / Conditional Use Permit No. 3623**

DATE: June 24, 2014

PAGE: 2 of 3

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42166** and the **MITIGATION MEASURES** set forth herein based on the findings incorporated in the initial study, the staff report, and the conclusion that the project will not have a significant effect on the environment; and,
2. **APPROVE CHANGE OF ZONE NO. 7710**, amending the zoning classification for the subject property from the Light Agriculture – 5 Acre Minimum (A-1-5) zone to the Scenic Highway Commercial (C-P-S) zone in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,
3. **APPROVE CONDITIONAL USE PERMIT NO. 3623**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
4. **ADOPT Ordinance No. 348.4783** amending the zoning in the Mecca District shown on Map No. 33.010 Change of Zone No. 7710, attached hereto and incorporated herein by reference.

BACKGROUND:

The project was heard before the Planning Commission on May 21, 2014. A Memo was provided to the Planning Commissioners with attached building elevation changes, recommended changes to the conditions of approval, and copy of a single public comment letter.

Planning Department staff and the 4th District Planning Commissioner worked with the applicant to add additional architectural elements to the exterior building sides prior to the Planning Commission hearing which are now incorporated in the Board Package. The site plan was also corrected to eliminate reference to detention basin along the easterly and southerly project boundary.

Based on consultation with Planning Department and Transportation Department, staff also incorporated amendments to recommended Conditions of Approval (COA) with regards to Rights-of Way (ROW) Dedications (COA's 80.Trans.4, 90.Trans.31) and Fences/Berms (COA 90.Planning.41). The main purpose of these condition changes was to ensure Caltrans ROW along State Highway 86 and 66th Avenue (State Highway 195) be kept clear of structures and remain undeveloped. Conditions of Approval 80.Planning.34 and 90.Planning.47 were deleted since the Caltrans ROW Dedication is not required with the CUP.

Staff also received a public comment letter received May 19, 2014 which is incorporated into the Board Package. The public comment letter was a general information inquiry about the location of project, whether it was a private development, and if there were any potential effects on surrounding properties. Staff responded with a written response on June 19, 2014. This person did not attend the PC hearing.

No one from the public spoke in favor, neutral, or opposition to the project at the Planning Commission hearing on May 21, 2014.

The Planning Commission recommends approval/adoption of the zone change and conditional use permit.

Impact on Citizens and Businesses

An environmental assessment has been completed for this proposed project. The impact on the local citizens and businesses has been slightly increased with the proposed 14 acre truck stop, but are reduced below a level of significance with recommended conditions of approval including, but not limited to, perimeter treatment including fencing and landscaping, architectural design of the buildings, and road improvements.

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

FORM 11: Change of Zone No. 7710 / Conditional Use Permit No. 3623

DATE: June 24, 2014

PAGE: 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

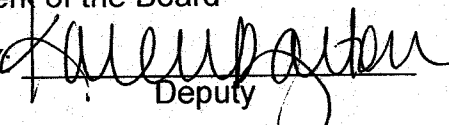
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on July 15, 2014, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

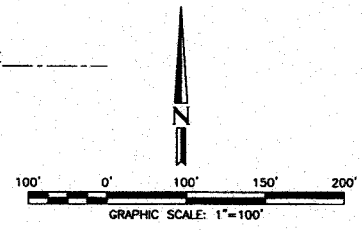
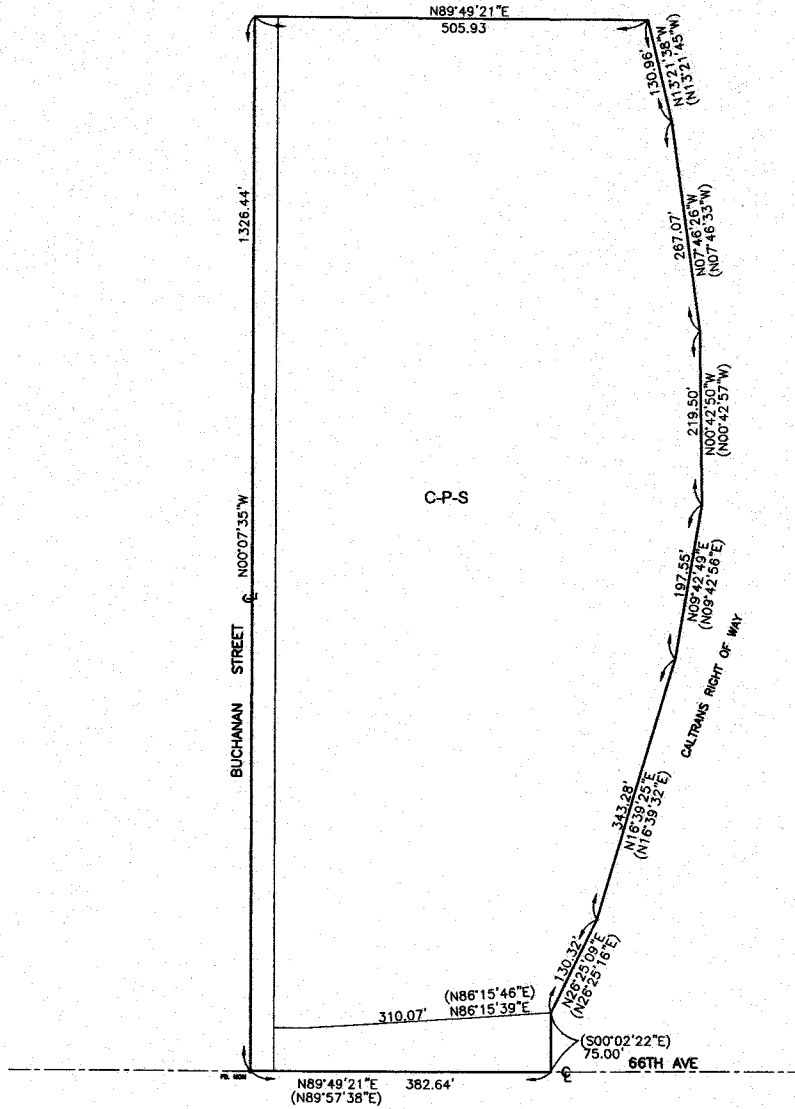
AYES: Jeffries, Tavaglione, Stone, Benoit and Ashley
NAYS: None
ABSENT: None

DATE: July 15, 2014

KECIA HARPER-IHEM
Clerk of the Board
BY 
Deputy

SEAL

SECTION 7, T.7 S, R. 9 E, S. B. B. & M.



LEGEND

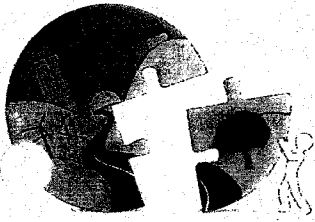
C-P-S SCENIC HIGHWAY COMMERCIAL

MAP NO. 33.010
CHANGE OF OFFICIAL ZONING PLAN

MECCA DISTRICT

CHANGE OF ZONE CASE NO. 07710
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4783
JULY 15, 2014

RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

7/23/14

KB
Initial

Juan C. Perez
Interim Planning Director

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

FROM: Riverside County Planning Department Date
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409
 77588 El Duna Ct. Palm Desert, CA
Palm Desert, California 92211

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

EA42166, CHANGE OF ZONE NO. 7710 & CONDITIONAL USE PERMIT NO. 3623
Project Title/Case Numbers

Jay Olivas (760) 863-7050
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Thermal Service Station, LP P.O. Box 1958 Corona, CA 92878
Project Applicant Address

Northerly of 66th Avenue, easterly of Buchanan Street, westerly of State Highway 86 in the Eastern Coachella Valley.
Project Location

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

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 7/15/14, and has made the following determinations regarding that project:

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

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

Kallu Barton
Signature

Board Assistant
Title

7/15/14
Date

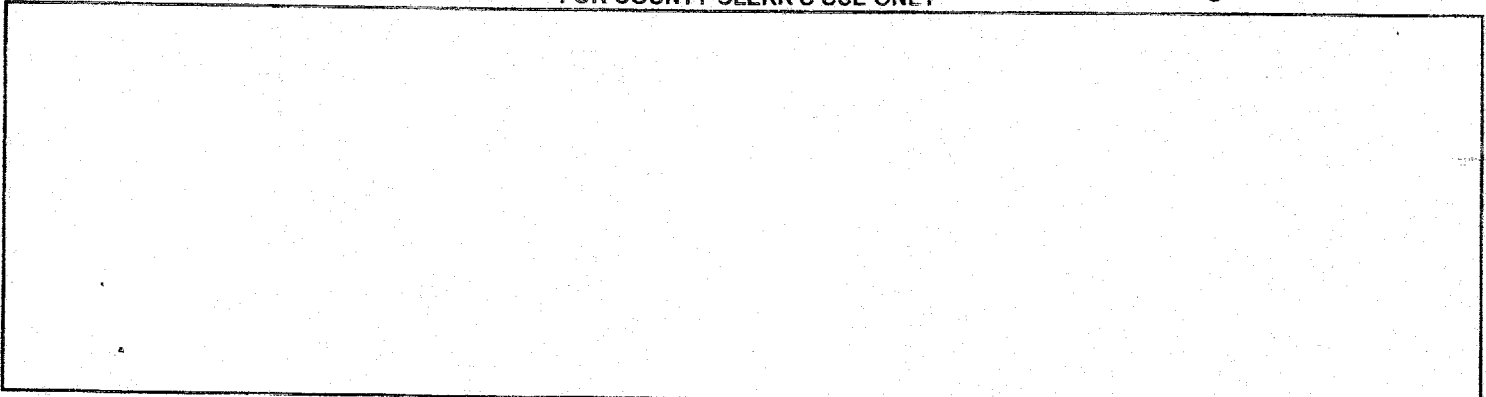
Date Received for Filing and Posting at OPR: _____

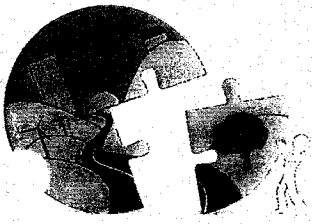
DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\cup03623\NOD Form.docx

Please charge deposit fee case#: ZEA42166 ZCFG05520

FOR COUNTY CLERK'S USE ONLY

JUL 15 2014 16-2





RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

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

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

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

COMPLETED/REVIEWED BY:

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

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

ADOPTED BY: Planning Commission

Person Verifying Adoption: [Signature] Date: 7/15/14

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

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

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

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

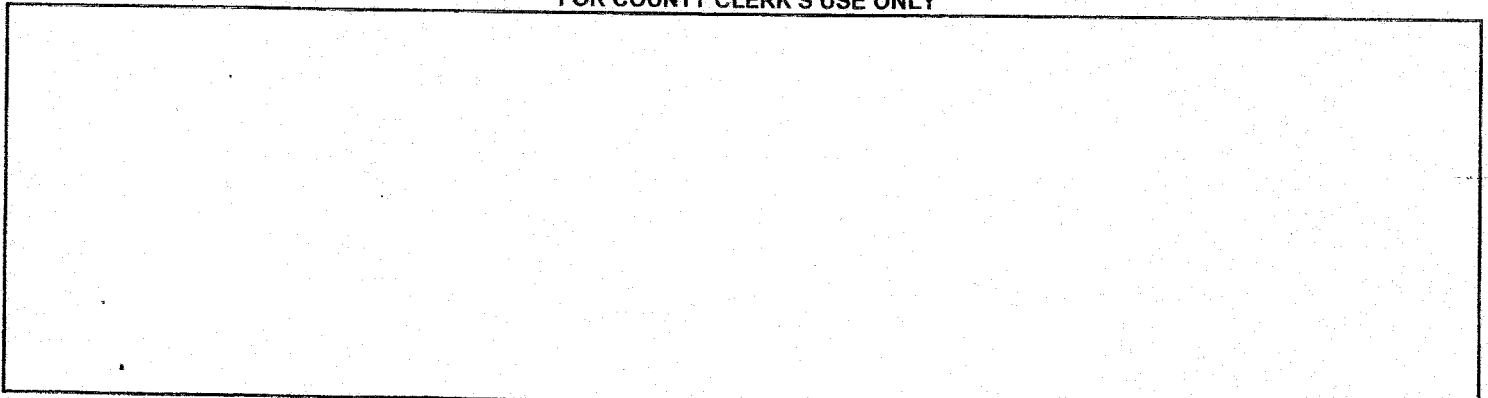
Please charge deposit fee case#: ZEA42166

ZCFG05520

FOR COUNTY CLERK'S USE ONLY

JUL 15 2014

16-2



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0901081

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

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

\$64.00

By _____ Apr 29, 2009 11:42
KHAFLIGE posting date Apr 29, 2009

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1303155

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

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

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

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * I1400866

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

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

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

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

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



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

July 2, 2014

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: ZC 7710 CUP 3623

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, July 5, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Wednesday, July 02, 2014 9:00 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: ZC 7710 CUP 3623

Received for publication on July 5. Proof with cost to follow.

Thank You!
Legal Advertising

Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.
****Additional days required for larger ad sizes****

On Wed, Jul 2, 2014 at 8:54 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Good morning! Attached is a Notice of Public Hearing, for publication on Saturday, July 5, 2014. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE AND CONDITIONAL USE PERMIT, FOURTH SUPERVISORIAL DISTRICT
AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 15, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Ino Cruz on **Change of Zone No. 7710**, which proposes to change the zoning from Light Agriculture - 5 Acre Minimum (A-1-5) zone to Scenic Highway Commercial (C-P-S) zone on an existing 14 acre lot, or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3623**, which proposes to construct and operate an automobile and truck travel center consisting of a 13,600 square foot convenience store with 24 hour retail sale of gasoline and diesel fuel, food/beverages, and the concurrent sale of beer and wine for off-premises consumption with Type 20 ABC License (No PN&C required), which includes 1,152 square foot car wash, 5,350 square foot gasoline canopy with eight (8) pumps, and 3,570 square foot diesel fuel canopy with six (6) pumps, and up to three (3) drive-thru restaurants and two (2) sit down restaurants totaling approximately 15,905 square feet ("the project"). The proposed project includes a 200 square foot freestanding sign up to 35 feet in height, a separate 100 square foot pricing and directory monument sign, as well as wall and fuel canopy signage. Total on-site parking consists of 203 vehicle spaces and 19 truck spaces. The project is located northerly of 66th Avenue (State Highway 195), southerly of Avenue 65, easterly of Buchanan Street, and westerly of State Highway 86 in the Eastern Coachella Valley, Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42166**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (760) 863-7050 OR EMAIL JOLIVAS@rctlma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: July 2, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 2, 2014, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7710 and CUP 3623

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: July 15, 2014 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: July 2, 2014
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, July 02, 2014 10:42 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: ZC 7710 CUP 3623

received

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, July 02, 2014 8:55 AM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: ZC 7710 CUP 3623

Good morning! Attached is a Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or
proceeding; that on July 2, 2014, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7710 and CUP 3623

to the parties listed in the attached labels, by depositing said copy with postage thereon
fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California,
92501.

Board Agenda Date: July 15, 2014 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: July 2, 2014
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

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

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUPO3623 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

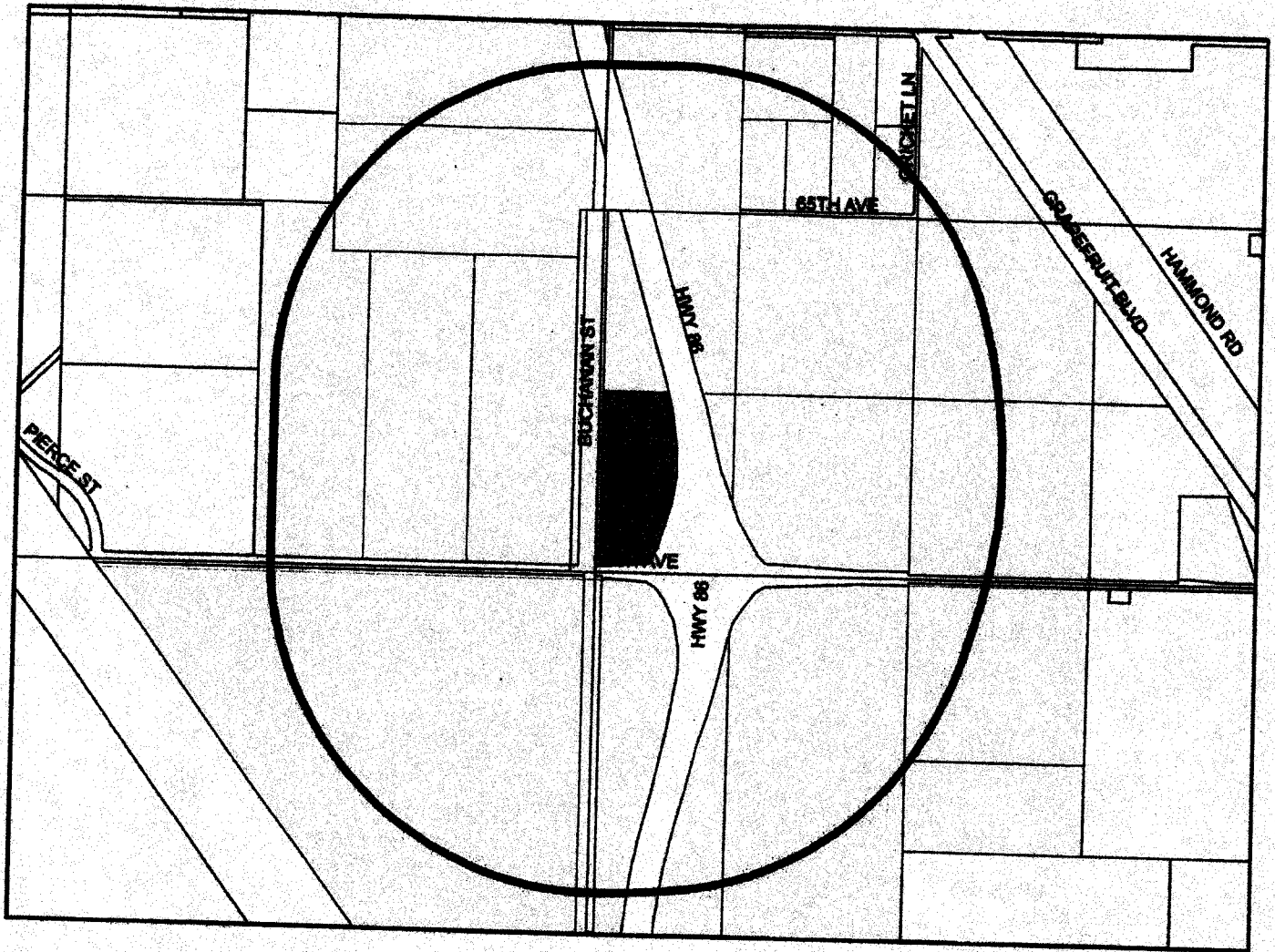
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

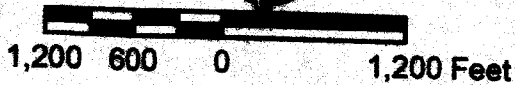
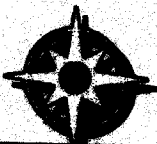
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

CUP03623 (2400 feet buffer)



Selected Parcels

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



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

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

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

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

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

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

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

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

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

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

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

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

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



19 20710 3/2/14

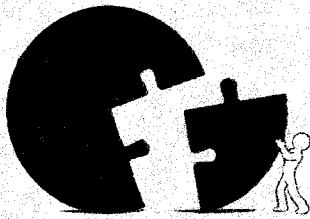
ASMT: 727250016, APN: 727250016
JAMES HORMOZI
C/O FABRIBORZ HARMOZI
128 S WETHERLY DR
BEVERLY HILLS CA 90211

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

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

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
TLMA Director/Interim Planning Director

913B

DATE: June 17, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Desert Office

SUBJECT: CHANGE OF ZONE NO. 7710; CONDITIONAL USE PERMIT NO. 3623 - 10 DAY NOH
(DUE TO PROPOSED CHANGE OF ZONE)

(Charge your time to these case numbers)

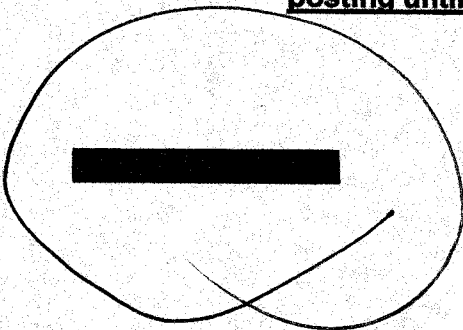
The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input checked="" type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination
California Department of Fish & Wildlife Receipt (CFG05520)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.



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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

July 17, 2014

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

FAX: (760) 778-4731
E-MAIL: legals@thedesertsun.com

RE: ADOPTION OF ORDINANCE NO. 348.4783

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, July 19, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

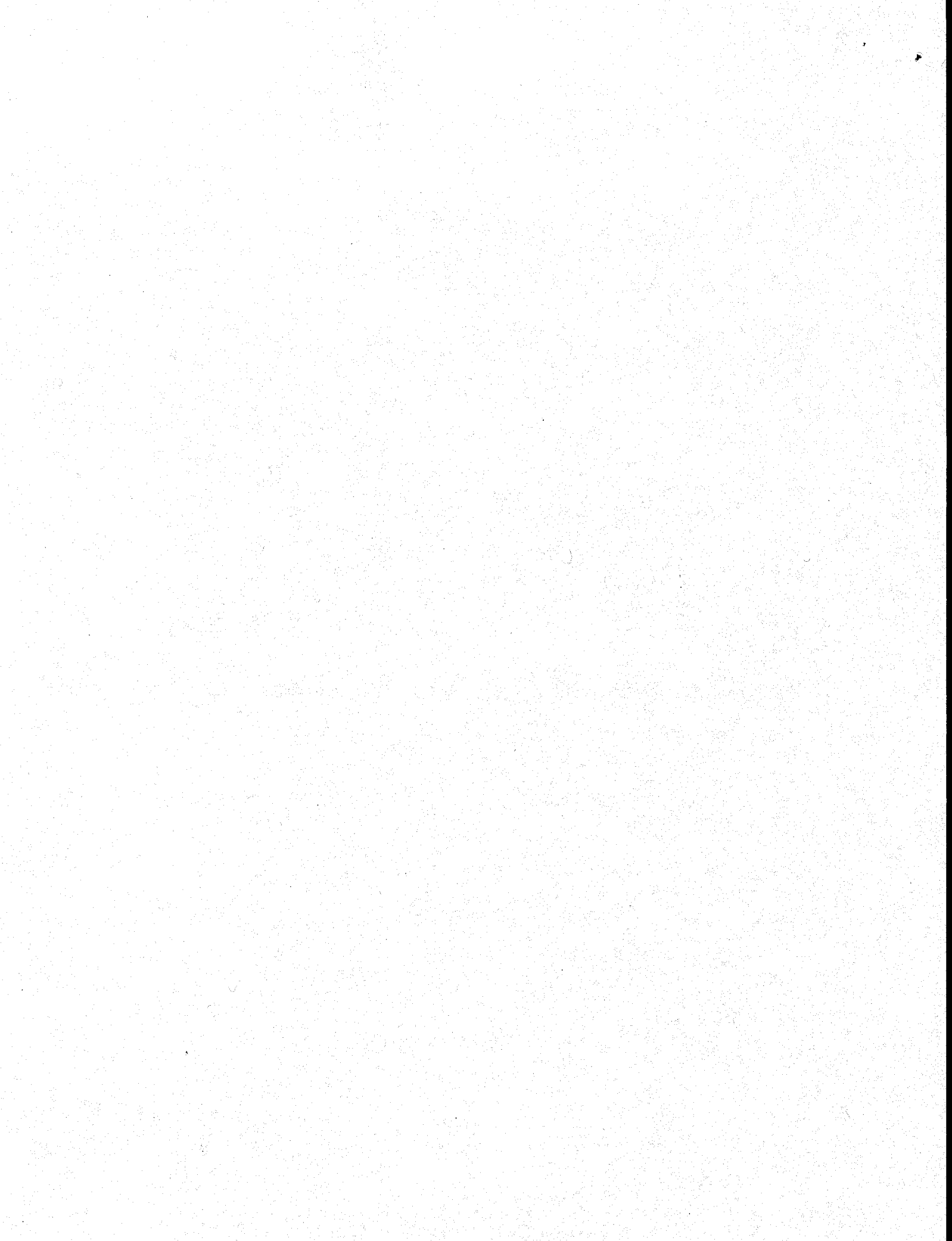
NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD



Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Thursday, July 17, 2014 8:31 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. NO. 348.4783

Hi Cecilia

Ad received and will publish on date(s) requested.

Charlene Moeller | Media Sales Legal Notice Coordinator

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4731
legals@thedesertsun.com / dowlegals@thedesertsun.com

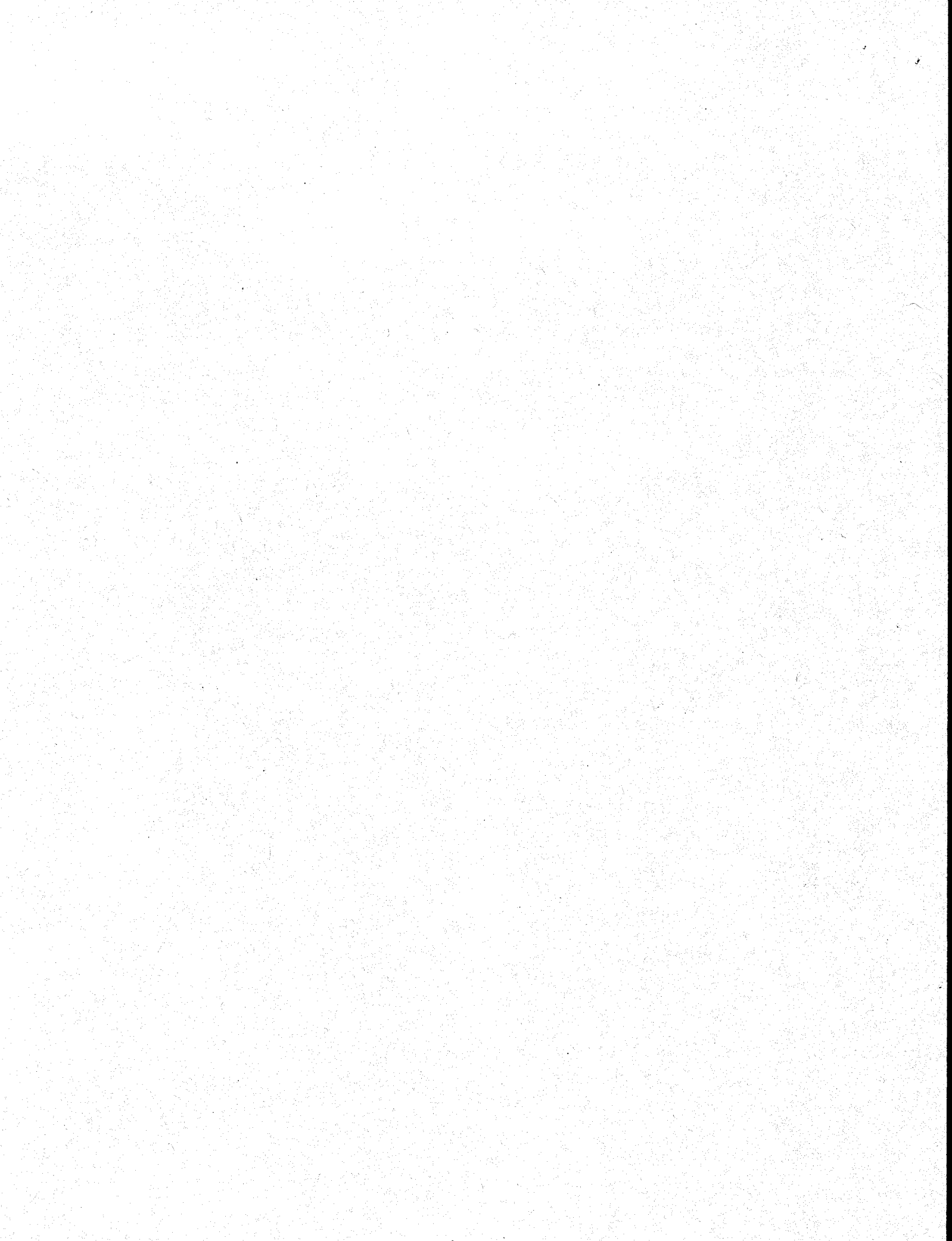
The Coachella Valley's #1 Source in News & Advertising!
www.DesertSun.com | twitter @MyDesert | facebook thedesertsun

This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Thursday, July 17, 2014 8:11 AM
To: tds-legals
Subject: FOR PUBLICATION: Adoption of Ord. NO. 348.4783

Good morning! Attached is an Adoption of Ordinance, for publication on Saturday, July 19, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010



BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **July 15, 2014**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

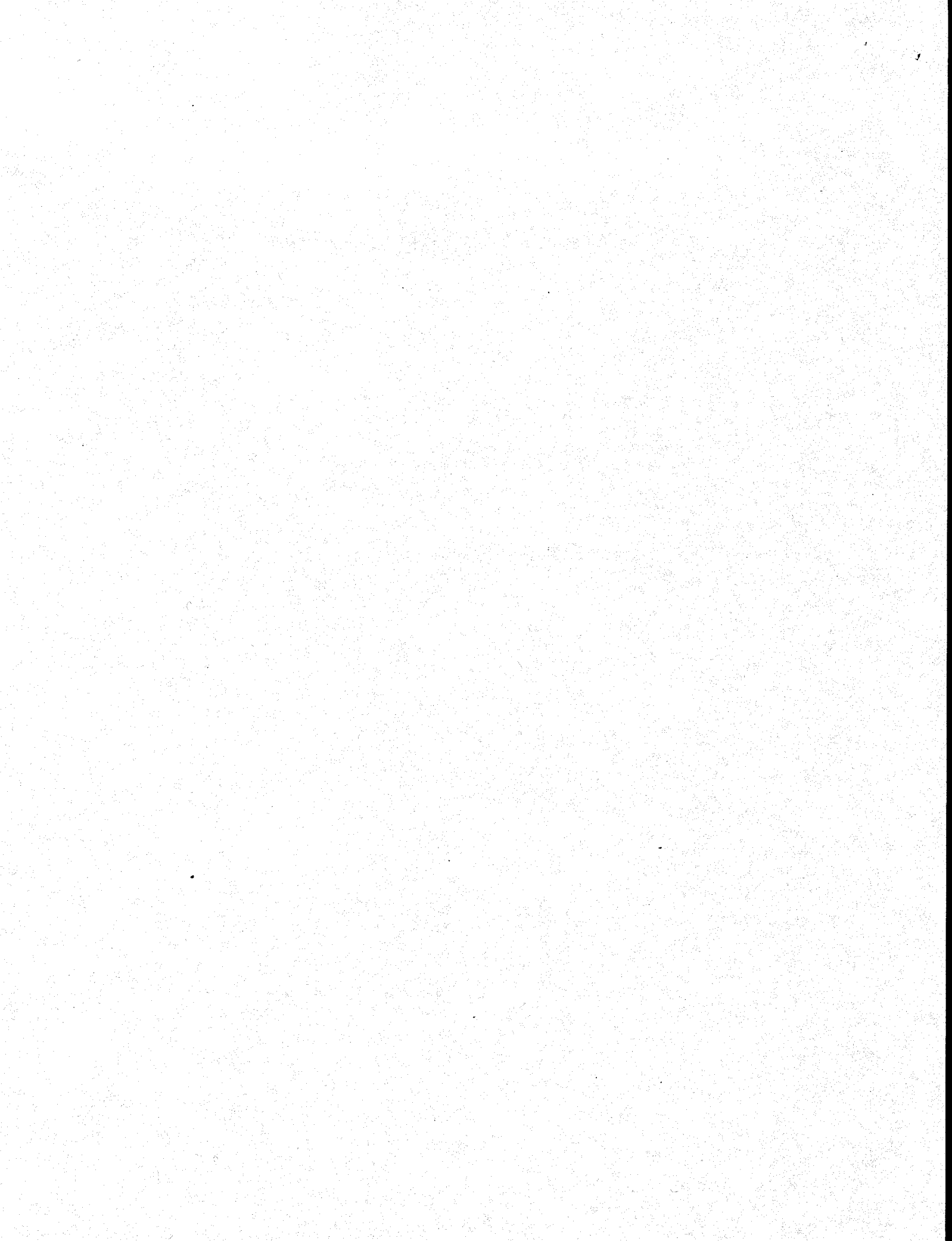
AYES: Jeffries, Tavaglione, Stone, Benoit and Ashley

NAYS: None

ABSENT: None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant



1 **ORDINANCE NO. 3484783**
2 **AN ORDINANCE OF THE COUNTY OF RIVERSIDE**
3 **AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and Mecca District Zoning Plan Map No.
6 33, as amended, are further amended by placing in effect in the zone or zones as shown on the map
7 entitled "Change of Official Zoning Plan, Mecca District, Map No. 33.010 Change of Zone Case No.
8 7710," which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 ~~BOARD OF SUPERVISORS OF THE COUNTY~~
12 ~~OF RIVERSIDE, STATE OF CALIFORNIA~~

13 By: ~~_____~~
14 ~~Chairman, Board of Supervisors~~

15 ATTEST: Kecia Harper-Ihem
16 Clerk of the Board

17 By: _____
18 Deputy

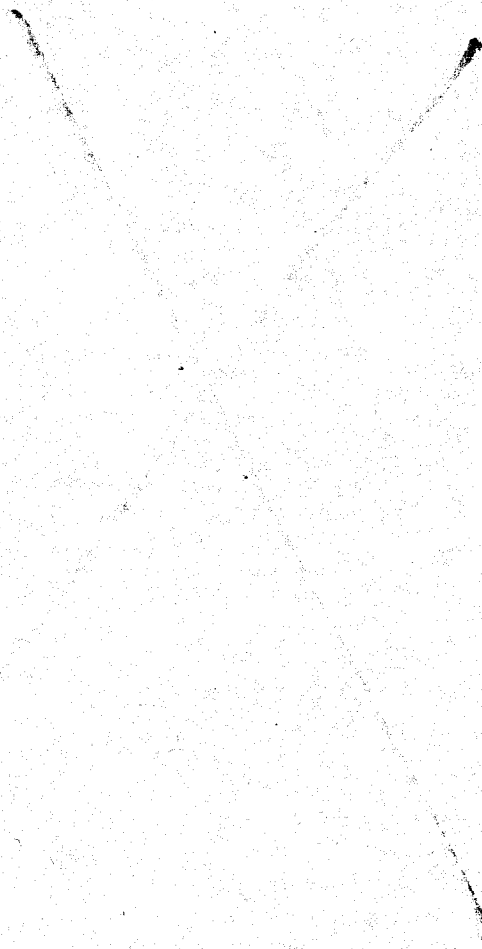
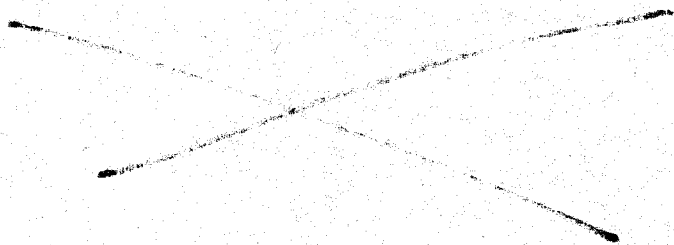
19
20 (SEAL)

21 APPROVED AS TO FORM
22 July 2, 2014

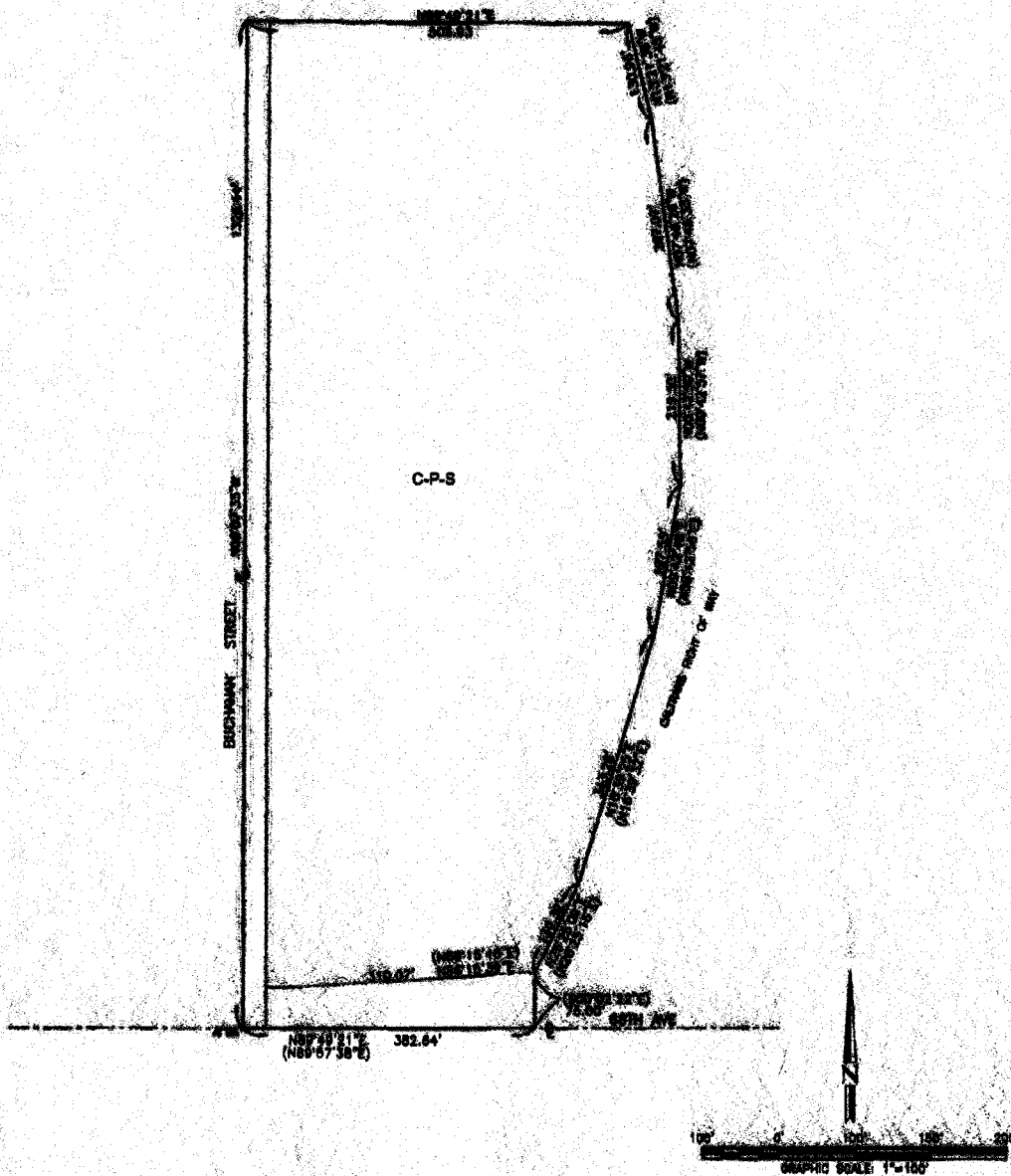
23
24
25 By: Synthia M. Gunzel
26 SYNTIA M. GUNZEL
27 Deputy County Counsel

28 SMG:MD
07/02/14

G:\PROPERTY\MDUSEK\CZ ZONING ORD & FORM1\FORM T.348\4783.DOC



SECTION 7, T.7 S, R. 9 E, S. 8, S. & M.



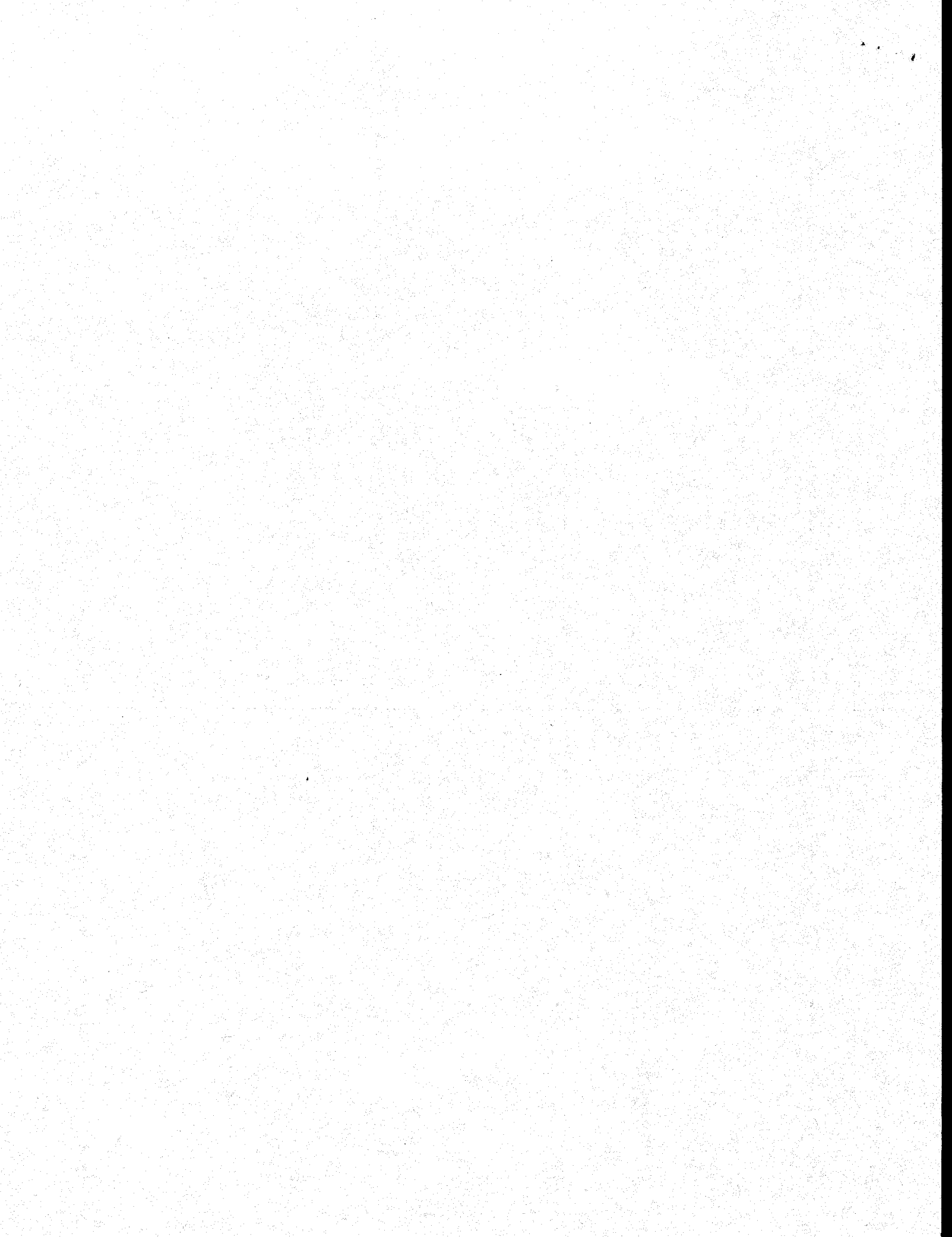
LEGEND

C.P.S. SCENIC HIGHWAY COMMERCIAL

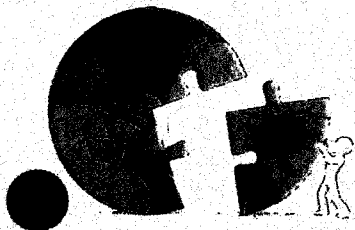
MAP NO. 33.010
CHANGE OF OFFICIAL ZONING PLAN
MECCA DISTRICT

CHANGE OF ZONE CASE NO. 07710
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4783
JULY 15, 2014

RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY PLANNING DEPARTMENT



Juan C. Perez
TLMA Director/Interim Planning Director

9138

DATE: June 17, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Desert Office

SUBJECT: CHANGE OF ZONE NO. 7710; CONDITIONAL USE PERMIT NO. 3623 - 10 DAY NOH
(DUE TO PROPOSED CHANGE OF ZONE)

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input checked="" type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination
California Department of Fish & Wildlife Receipt (CFG05520)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

July 15 Board Date

**3 Extra sets were taken to:
Clerk of the Board**

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

Desert Office • 77588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2014 JUL - 3 AM 11:32

Agenda Item No.: 3.1
Area Plan: Eastern Coachella Valley
Zoning District: Mecca
Supervisory District: Fourth/Fourth
Project Planner: Jay Olivas
Planning Commission: May 21, 2014

CHANGE OF ZONE NO. 7710
CONDITIONAL USE PERMIT NO. 3623
E.A. Number: 42166
Applicant: Thermal Service Station, LP
Representative: Ino Cruz

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7710 proposes to modify the Light Agriculture – 5 Acre Minimum (A-1-5) zone to the Scenic Highway Commercial (C-P-S) zone on an existing 14 acre lot.

Conditional Use Permit No. 3623 proposes to construct and operate an automobile and truck travel center on a 14 acre site to include 13,600 square foot convenience store up to 28 feet in height with 24 hour retail sale of gasoline and diesel fuel, food/beverages, and concurrent sale of beer and wine for off-premises consumption with Type 20 ABC License (No PN&C required). Additionally, the proposed automobile and truck travel center includes 1,152 square foot car wash, 5,350 square foot gasoline canopy with eight (8) pumps and 3,570 square foot diesel fuel canopy with six (6) pumps, and up to three (3) drive-thru restaurants and two (2) sit down restaurants totaling approximately 15,905 square feet. The proposed project includes 200 square foot freestanding sign up to 35 feet in height, separate 100 square foot pricing and directory monument sign, plus wall and fuel canopy signage. Total on-site parking consists of 203 vehicle spaces and 19 truck spaces.

The development is proposed to be constructed in three (3) phases as identified on Exhibit P for the proposed project. Phase 1 consists of developing within the areas labeled on Exhibit P as: 1) Pad 3 which includes a convenience store, a McDonald's restaurant, an eight (8) dispenser gasoline canopy, a six (6) diesel dispenser canopy with truck scale and a self-service car wash; and 2) Pad 4 which includes the wafer treatment retention basin and water tank with pump and chlorinating system. Phases 2 and 3 consist of developing the areas within Pad 1 and 2, respectively, with restaurant buildings and drive-thru areas.

Off-site access is along Buchanan Street via State Highway 86 and 66th Avenue (State Highway 195). The project site is located northerly of 66th Avenue (State Highway 195), southerly of Avenue 65, easterly of Buchanan Street, and westerly of State Highway 86 in the Eastern Coachella Valley.

ISSUE OF POTENTIAL CONCERN:

Issues of potential concern consist of traffic, drainage, and proposed liquor license for the sale of beer and wine for off-premises consumption within the proposed convenience store.

Traffic and drainage issues were resolved as the result of required studies and clearances obtained along with recommended conditions of approval.

The proposed liquor license is located within 1,000 feet radius of an existing business to the east that currently has an active off-site alcohol beverage control license.

There are no schools, parks or churches within the 1,000 foot vicinity of the project. According to the California Department of Alcoholic Beverage Control (ABC), there are 11 on-sale and eight (8) off-sale alcoholic beverage licenses within census tract 456.04. According to the ABC, a Type 20 license is a



retail license. A determination of Public Necessity and Convenience is not required since there is no over concentration of licenses within the census tract according to ABC's email of April 15, 2014.

With the lack of impacts to schools, parks, and churches in the immediate vicinity, staff finds that the Type 20 license would not have a negative impact to the community, and therefore supports concurrent sale of beer and wine for off-premises consumption for this proposed travel center/truck stop.

BACKGROUND:

The subject property is currently vacant. The only previous planning review for the site was Pre-Application Review No. 1093 (PAR 1093) in 2007. PAR 1093 consisted of an initial conceptual design of the travel center/truck stop that is currently proposed with CUP 3623.

The project was initially applied for in 2009. However, major studies such as Traffic, Hydrology/Drainage, Amended Exhibits, and CEQA Initial Study were not completed until 2013/2014.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Commercial Tourist (.20-.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Commercial Tourist, Commercial Retail, Agriculture, Rural Residential |
| 3. Existing Zoning (Ex. #3): | Light Agriculture – 5 Acre Minimum (A-1-5) |
| 4. Proposed Zoning (Ex. #3): | Scenic Highway Commercial (C-P-S) |
| 5. Surrounding Zoning (Ex. #3): | Scenic Highway Commercial (C-P-S), Light Agriculture – 5 Acre Minimum (A-1-5), Light Agriculture – 10 Acre Minimum (A-1-10) |
| 6. Existing Land Use (Ex. #1): | Vacant |
| 7. Surrounding Land Use (Ex. #1): | Truck Stop to the east (CUP 3309R1). |
| 8. Project Data: | Total Acreage: 14 Gross / Net
Total Number of Proposed Buildings: 8
Total Proposed Building Square Footage: 38,500
Total Auto Parking Spaces: 203
Liquor License Type: ABC 20 Off-Sale Beer/Wine |
| 9. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:



ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESMENT NO. 42166** and the **MITIGATION MEASURES** set forth herein based on the findings incorporated in the initial study, the staff report, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7710 amending the zoning classification for the subject property from the Light Agriculture – 5 Acre Minimum (A-1-5) zone to the Scenic Highway Commercial (C-P-S) zone in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 3623, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The General Plan land use designation for the project site is Community Development: Commercial Tourist (CD: CT) (.20 - .35 Floor Area Ratio) within the Eastern Coachella Valley Area Plan.
2. The proposed use, a travel center/truck stop, is consistent with the Community Development: Commercial Tourist (CD: CT) (.20 - .35 Floor Area Ratio) land use designation in that the travel center is a tourist-related commercial development where automobile and truck travelers along the adjacent State Highway 86 could frequent the site.
3. The project site is surrounded by properties which are designated Community Development: Commercial Tourist (CD: CT) (.20 - .35 Floor Area Ratio) to the north and south, Community Development: Commercial Retail (CD: CR) and Rural Residential (Rural: RR) to the east; and Agriculture: (AG) (10 Acre Minimum) to the west.
4. The existing zoning for the subject site is Light Agriculture – 5 Acre Minimum (A-1-5) proposed to be changed to Scenic Highway - Commercial (C-P-S).
5. The proposed automobile and truck travel center consists of the following uses: convenience store, gasoline station, car wash, and restaurants, which are further described in the project description. Each of these individual uses are permitted uses with an approved conditional use permit in the proposed C-P-S zone, Section 9.50.b. of Ordinance No. 348.
6. The proposed change of zone will make the zoning consistent with the General Plan. The allowance of travel and tourist services is established by the General Plan and area plan.
7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and Light Agriculture (A-1-5; A-1-10).
8. The proposed use, a travel center/truck stop, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) Zone in the following ways:



- a. The proposed project's building heights are allowed up to 50 feet in this zone and the maximum height of the proposed convenience store building is up to approximately 28 feet, below the height limit allowed by the C-P-S zone, as indicated in Section 9.53c. of Zoning Ordinance No. 348.
 - b. The proposed project's travel center buildings are not subject to yard requirements (setbacks) since all buildings do not exceed 35 feet in height in accordance with Section 9.53b. of Zoning Ordinance No. 348.
 - c. Automobile storage spaces are provided in accordance with Section 18.12 of Zoning Ordinance No. 348 in that the proposed project provides 203 vehicle parking spaces and 19 truck parking spaces.
 - d. The proposed project is conditioned to screen all roof mounted equipment as required in Section 9.53e. of Zoning Ordinance No. 348.
 - e. Signage is proposed with the project including a freestanding sign up to 200 square feet and up to 35 feet in height which is within the size limits as indicated by Section 19.4e of Zoning Ordinance No. 348.
9. Within the vicinity of the proposed project site there is an existing automobile and truck travel center immediately to the east across State Highway 86, along with vacant and agriculture land to north, south, and west.
 10. A traffic study dated March 17, 2009, and dated revised July 3, 2013, was prepared by Darnell & Associates to analyzed potential traffic impacts. Based on review of the report, mitigation measures and conditions were added to the proposed project to resolve all potential traffic impacts.
 11. A drainage study dated September 2009, and dates revised February 2013, was prepared to analyze potential drainage impacts. Based on review of the report, mitigation measures and conditions were added to the proposed project to resolve all potential drainage impacts.
 12. The population for Census Tract 456.04 was approximately 13,694 persons according to the US Census Bureau.
 13. The proposed project will be consistent with the objectives of Type 20 – Off-Sale licensing requirements (Alcoholic Beverage Control Act: California Business and Professions Code 23357).
 14. Per the Email received April 11, 2014 from ABC, there are 11 on-sale and eight (8) off-sale ABC licenses currently in Census Tract 456.04.
 15. Per the Email received April 15, 2014 from the ABC, a Public Necessity and Convenience finding is not required since there is no over concentration of alcohol licenses in Census Tract 456.04.
 16. The proposed project is conditionally consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
 17. The proposed project is not located within 1,000 feet of an established place of religious worship.



18. No schools are located within 1,000 feet from the project site.
19. The proposed project is not located within 1,000 feet of an existing or planned public park or playground.
20. The proposed project will not be situated in such a manner that the facility will cause undue vehicle traffic impacts to any school, church, public park or playground.
21. The project is adjacent to State Highway 86 and 66th Avenue (State Highway 195), which are designated state highways under jurisdiction of CALTRANS. The project would also provide direct access from Buchanan Street (78' ROW). The project will provide appropriate street improvements and off-site traffic mitigation, such as, Transportation Uniform Mitigation (TUMF) fees, in compliance with the requirements of the circulation element of the General Plan.
22. The proposed project is approximately three miles from a fire station. The project will provide appropriate fire protection measures in conformance with the fire services policies of the General Plan.
23. Domestic water and sewer is provided by the Coachella Valley Water District. Domestic water and sanitation shall be provided in conformance with the water and sewer land uses standards of the General Plan.
24. Visual impacts have been addressed with project landscaping, building setbacks, walls/fences, use of trellis structures for the drive-through restaurants, and frontage of Buildings E & F at the corner of 66th and Buchanan Street.
25. The project is located within the boundaries of the Mecca Community Council and was brought to the January 2013 community council meeting for informational purposes.
26. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area.
27. Environmental Assessment No. 42166 identified the following potentially significant impacts:
 - a) Geology Soils
 - b) Hydrology/Water Quality
 - c) Transportation/Traffic
 - d) Paleontological Resources

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Tourist (CD: CT) (.20 - .35 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.



2. The proposed project is consistent with the proposed change of zone to the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. Based on the whole record, the proposed project will not have a significant effect on the environment and the mitigated negative declaration reflects the County's independent judgment and analysis.

INFORMATIONAL ITEMS:

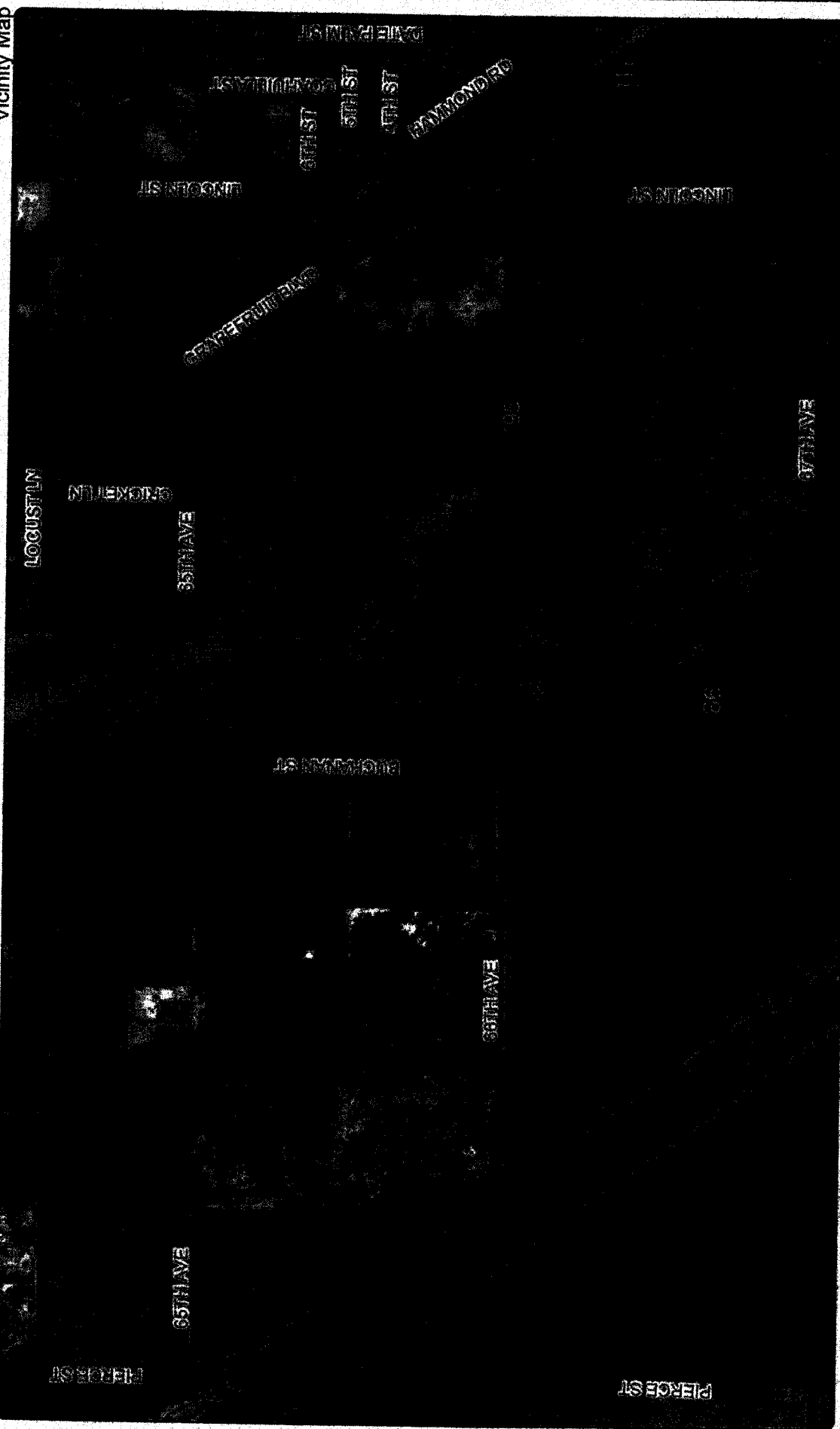
1. As of this writing (4/21/14), no public letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Historic Preservation District;
 - b. Agriculture Preserve;
 - c. A Redevelopment Area;
 - d. A High Fire area;
 - e. An Airport Influence Area;
 - f. A Conservation Area.
3. The project site is located within:
 - a. Areas of Flooding Sensitivity;
 - b. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - c. An Area of Liquefaction Potential (High);
 - d. An Area Susceptible to Subsidence;
 - e. A Low Paleontological Sensitivity Area; and,
 - f. The boundaries of the Palm Springs Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 727-100-024.



**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07710 CUP03623
VICINITY/POLICY AREAS**

Supervisor Benoit
District 4

Date Drawn: 04/22/2013
Vicinity Map



Zoning District: Mecca
Township/Range: T7SR9E
Section: 7

Assessors Bk. Pg. 727-10
Thomas Bros. Pg. 5592 D6
Edition 2011



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



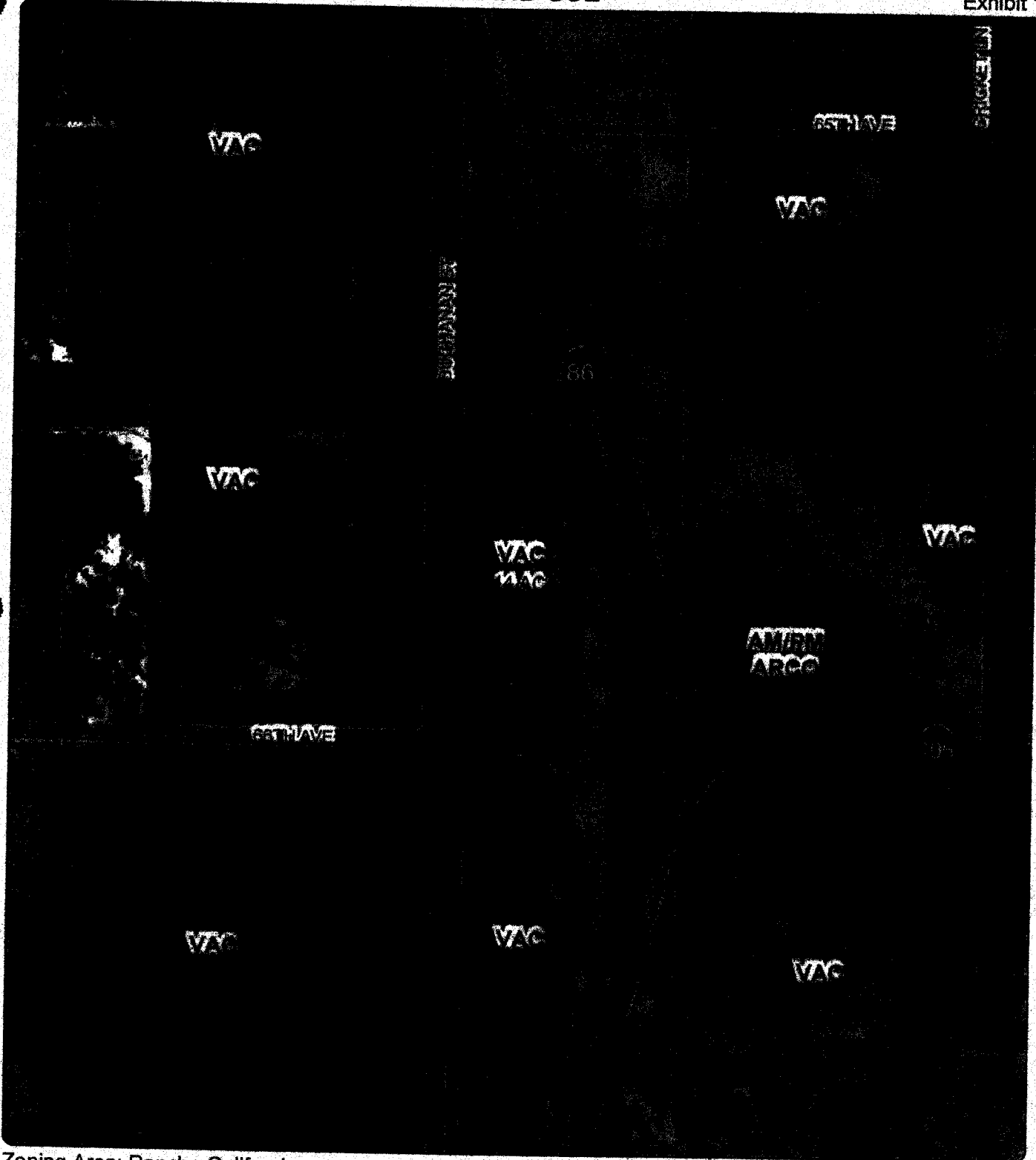
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07710 CUP03623

LAND USE

Supervisor Benoit
District 4

Date Drawn: 04/22/2013
Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 27

Assessors Bk. Pg. 727-10
Thomas Bros. Pg. 5592 D6
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 965-3200 (Western County), or in Indio at (760) 863-9277 (Eastern County) or website at <http://www.smg.ca.gov/riverside>.

