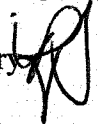




**RIVERSIDE COUNTY SHERIFF'S DEPARTMENT  
STANLEY SNIFF, SHERIFF**

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

---

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

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

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

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

**1. Current Planned Design:**

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

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

## 2. Construction Site:

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

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

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

### 3. Additional Security Concerns

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

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

(Accounting Use Only)

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



MEMBERS: Desert Hot Springs Palm Springs Cathedral City Rancho Mirage  
Palm Desert Indian Wells La Quinta Indio Coachella Riverside County

A Public Agency

October 31, 2011

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

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

Dear Mr. Olivas:

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

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

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

Sincerely,

  
Anita M. Petke  
Transit Planning Assistant

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

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

RECEIVED

SEP 22 2011

DATE: September 19, 2011

TO:

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

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

Facilities Department  
CVUSD

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

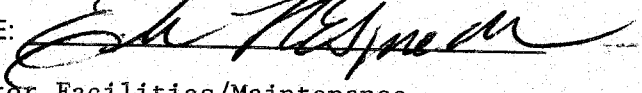
**CHANGE OF ZONE NO. 7710 / CONDITIONAL USE PERMIT NO. 3623, AMENDED NO. 2 - EA42166**  
- Applicant: Ino Cruz - Engineer/Representative: Andrew J. Koltavary - Fourth Supervisorial District -  
Mecca Zoning District - Eastern Coachella Valley Community Plan: Community Development:  
Commercial Tourist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

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

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

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

DATE: 10/6/11

SIGNATURE: 

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

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



Riverside County  
**Waste Management Department**

Hans W. Kernkamp, General Manager-Chief Engineer

June 2, 2009

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

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

Dear Mr. Borrows:

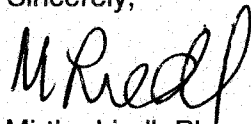
The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Avenue 66, south of Avenue 65, east of Buchanan Street, and west of Highway 86, in the Mecca Zoning District. In order to mitigate the project's potential solid waste impacts and to help the County's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

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

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

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

Sincerely,



Mirtha Liedl, Planner

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING

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

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!  
Be energy efficient!*

November 3, 2011

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

Dear Mr. Olivas:

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

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

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

Traffic:

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

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



Mr. Jay Olivas  
November 3, 2011  
Page 2

Drainage:

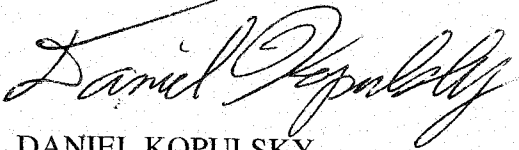
- All existing tributary areas, area drainage patterns and runoff volumes having an impact to adjacent SR 86S drainage facilities must be identified and analyzed in a project hydrology study.
- The project drainage design should include an evaluation of runoff impacts to adjacent State right-of-way.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

Permits:

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

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

Sincerely,



DANIEL KOPULSKY  
Office Chief  
Community Planning/Local Development Review

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

Hello Jay,

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

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

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# California Regional Water Quality Control Board

## Colorado River Basin Region



Linda S. Adams  
Secretary for  
Environmental Protection

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

Arnold Schwarzenegger  
Governor

October 14, 2009

**RECEIVED**

**OCT 19 2009**

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

Riverside County  
Planning Department  
Desert Office

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

Dear Mr. Olives

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

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

Environmental Document  
Comments

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

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

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

**Olivas, Jay**

---

**Subject:**

FW: CUP03623 apn 727-100-024 Truck Stop

---

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

Good morning,

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

Thank you,

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

---

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

Thanks for your help

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

Thanks again

---

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

Hello,

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

Thank you,

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

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

Council: Mecca  
Meeting date: Jan. 9, 2013  
Project name: Mecca Travel Center  
Case number: MP# 3673 & EA42166

Address:   
Cross streets: 66<sup>th</sup> Ave & Emu St  
Parcel number(s): 727-100-024

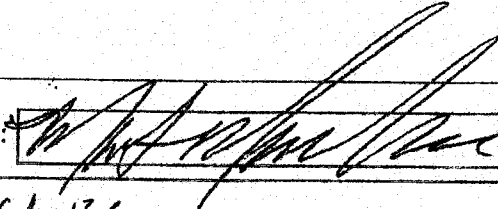
Advisory Action: Support  NOT Support  Abstain  Absent  Continue to

**Advisory Motion**

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

**Advisory Discussion, Comments and Recommendations**

Date: Jan 9, 2013

Signature: 

Print name and title: Marta G Macchuzza

**Supervisor's Comments**

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

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

May 6, 2014

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

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

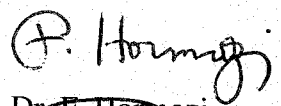
Dear Mr. Olivas:

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

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

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

May God Bless,



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

Enclosure

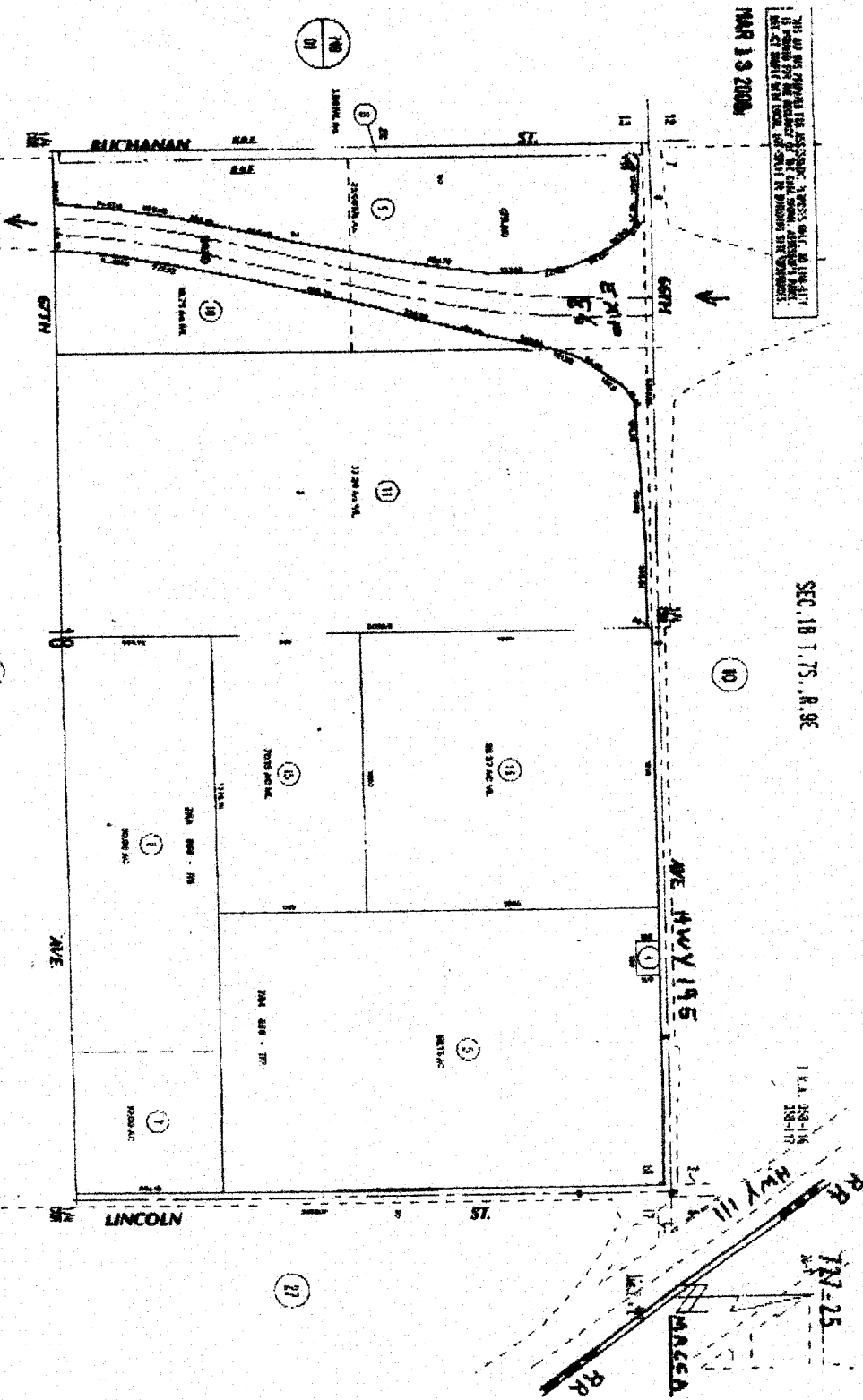
P.S. Any permit should be practically started to finish within one year, otherwise it would be expired.

Please send this map with your letter. Thank you!

MAR 13 2008

THIS MAP WAS PREPARED FOR THE ASSISTANT ATTORNEY GENERAL, MISSOURI, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE MISSOURI STATE SURVEY.

SEC. 18 T. 75. R. 9E



ASSISTANT ATTORNEY GENERAL  
- Bureau of Land Management

BLM

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| DATE     | BY  | REVISION |
|----------|-----|----------|
| 03/13/08 | ... | ...      |
| 03/13/08 | ... | ...      |
| 03/13/08 | ... | ...      |
| 03/13/08 | ... | ...      |
| 03/13/08 | ... | ...      |

Data Deemed Reliable, But Not Guaranteed.



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

**APPLICATION FOR CHANGE OF ZONE**

CHECK ONE AS APPROPRIATE:

**Standard Change of Zone**

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

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

**APPLICATION INFORMATION**

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

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

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

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

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

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

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

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

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

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

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

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

**APPLICATION FOR CHANGE OF ZONE**

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.

INO CRUZ

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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

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

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

HAGOP KOFDARALI

PRINTED NAME OF PROPERTY OWNER(S)

Hagop Kofdarali

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 727-100-024-3

Section: 7 Township: 7 South Range: 9 East

Approximate Gross Acreage: 14.1

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

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

**APPLICATION FOR CHANGE OF ZONE**

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

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

Related cases filed in conjunction with this request:

None.

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PAR No. 01093 CUPO3623 DATE SUBMITTED: April 29, 2009

**APPLICATION INFORMATION**

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

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

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

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

Mailing Address: 17802 Mitchell North  
Irvine, CA 92614  
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Daytime Phone No: ( 949 ) 752-5466 Fax No: ( 949 ) 752-6455

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

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

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

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

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

INO CRUZ

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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

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

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

HAGOP KOFDARALI

PRINTED NAME OF PROPERTY OWNER(S)

*Hagop Kofdarali*

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 727-100-024-3

Section: 7 Township: 7 South Range: 9 East

Approximate Gross Acreage: 14.01

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

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

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

Related cases filed in conjunction with this request:

None.

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

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

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

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

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

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

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

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

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

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

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

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

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

N/A

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

N/A

How many anticipated truckloads? N/A truck loads.

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

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

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

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

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

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

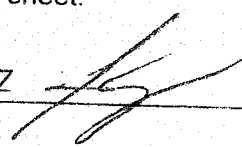
**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

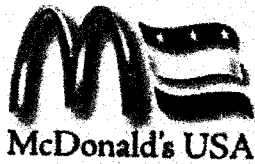
I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

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

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

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

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



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

May 14, 2014

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

Dear Commissioner:

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

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

Sincerely,

A handwritten signature in cursive script that reads "Lori D. Nunez".

Lori D. Nunez  
Regional Real Estate Manager  
Southern California Region

cc: Kori Seki



**PROPERTY OWNERS CERTIFICATION FORM**

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

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

APN (s) or case numbers CUP03623 For

Company or Individual's Name Planning Department,

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

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

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

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

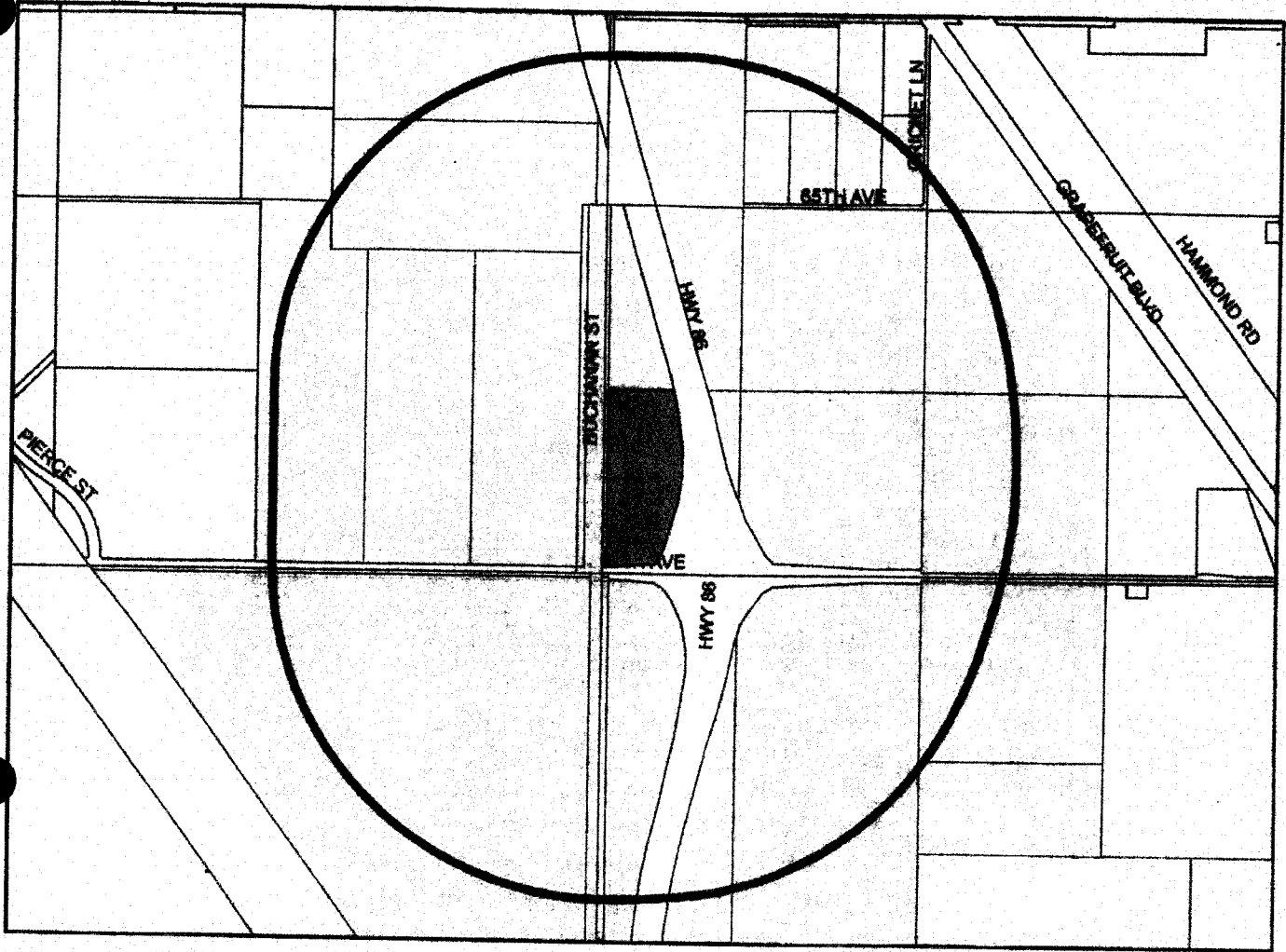
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

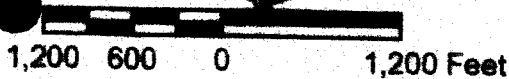
Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jay Olivas  
P.O. Box 1409, Riverside, CA 92502-1409

# CUP03623 (2400 feet buffer)



**Selected Parcels**

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



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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 727091014, APN: 727091014  
PRIMITIVO FUENTES, ETAL  
C/O IGNACIO P RAMIREZ  
83886 PALOMAR CT  
COACHELLA CA 92236

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

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

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

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

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

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

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

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

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

Riverside Co. Sheriff  
Captain Shouse  
36625 Airport Blvd.  
Thermal, CA 92274

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

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

CUP03623 EXTRA LABELS

**PROPERTY OWNERS CERTIFICATION FORM**

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

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUP03623 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

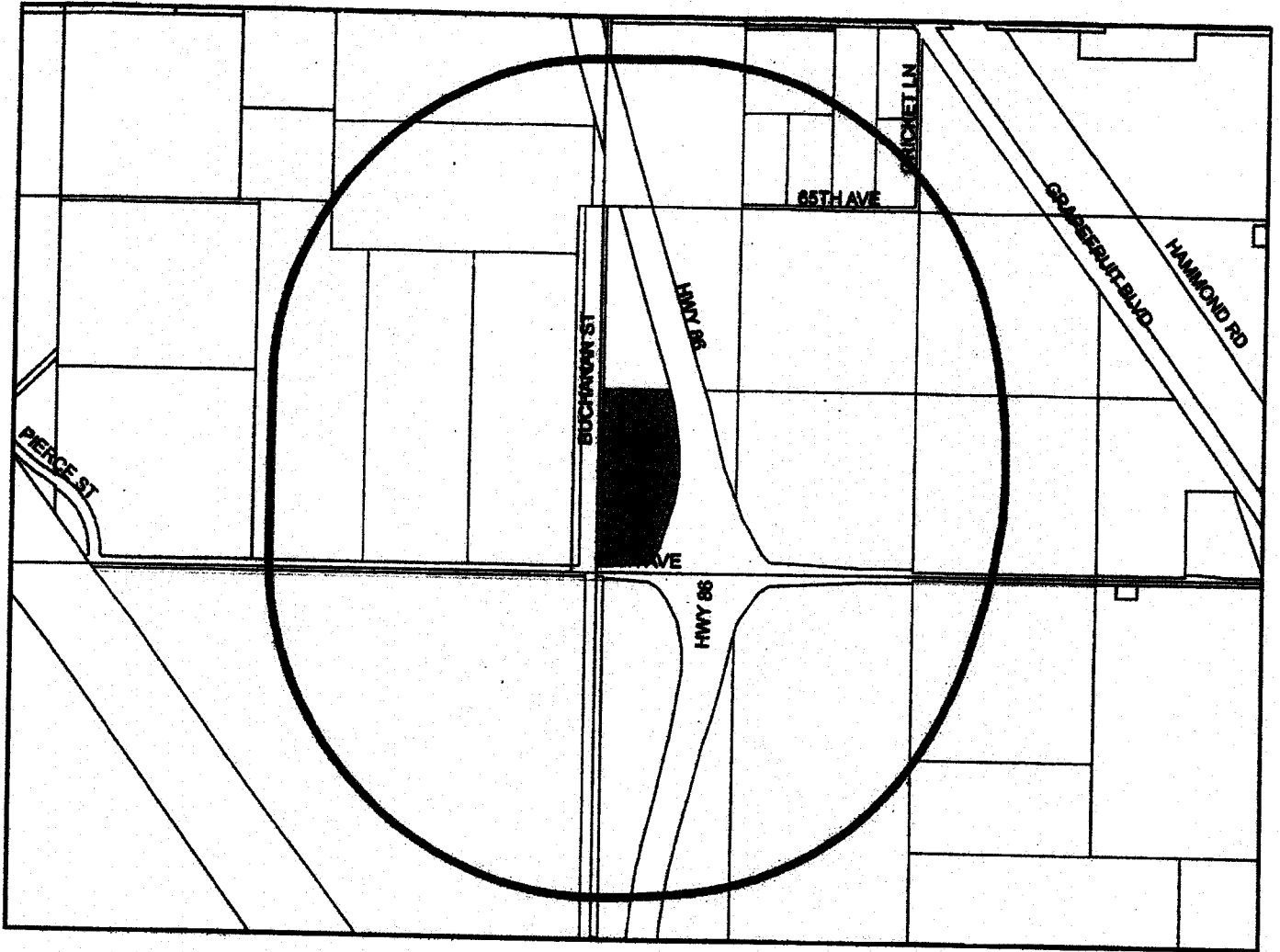
TITLE GIS Analyst

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

Riverside, Ca. 92502

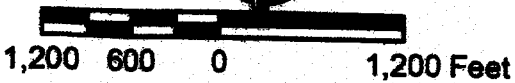
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

# CUP03623 (2400 feet buffer)



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
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| 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 |             |             |             |             |             |             |             |             |             |



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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



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



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

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3/12/14



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AVERY



**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** JACK KOFDARALI

**Address:** 224 S. JOY ST  
(only if follow-up mail response requested)

**City:** CORONA **Zip:** 92879

**Phone #:** (714) 231-8942

**Date:** 7-15 **Agenda #:** 16-2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. *Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.*

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.