

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



ITEM  
1.11  
(ID # 4335)

MEETING DATE:

Tuesday, May 23, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for CONDITIONAL USE PERMIT NO. 3623 - MITIGATED NEGATIVE DECLARATION NO. 42166 - Applicant: Thermal Service Station, LP - Fourth Supervisorial District - Mecca Zoning District - Eastern Coachella Valley Area Plan: Community Development: Commercial Tourist (.20 - .35 Floor Area Ratio) - Location - Northerly of 66th Avenue (State Highway 195), southerly of Avenue 65, easterly of Buchanan Street, and westerly of State Highway 86 - 14.01 gross acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - Conditional Use Permit No. 3623 proposes to permit an automobile and truck travel center on a 14 acre site that includes a 13,600 square foot convenience store with 24 hour retail sale of gasoline and diesel fuel, food/beverage sales and concurrent sale of beer and wine for off-premises consumption with Type 20 ABC License. The center also includes a 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. REQUEST: Approve the FIRST EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT No. 3623, extending the expiration date to November 15, 2017. APN: 727-100-024. Funds Paid By Applicant.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 5/15/2017

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: May 23, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By Deputy

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

**RECOMMENDED MOTION:** The Planning Department recommends that the Board of Supervisors:

**APPROVE** the first extension of time request for Conditional Use Permit No. 3623.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Funds Paid By Applicant.			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Conditional Use Permit No. 3623 was originally approved at the Board of Supervisors along with Change of Zone No. 7710 on November 15, 2014. The Extension of Time was filed on November 15, 2016.

The County Planning Department, as part of the review of this Extension of Time recommends the determination from the condition of approval 20.PLANNING.1 stating, prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. The use shall be initiated within three (3) years of the approval date of this permit or this permit shall become null and void. The applicant has applied for the Extension of Time to establish water at the project site. The Conditional Use Permit No. 3623 has had a CEQA determination and nothing further will be required, due to no substantial change to the project.

This action by the Board of Supervisors is to extend further the time to begin development of the project. The approved project is an automobile and truck travel center to include a 13,600 square foot convenience store. This will allow the applicant the necessary time to work with the Coachella Valley Water District to establish water to the project site.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

**Supplemental**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

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

**A. APPROVED EXHIBITS FROM PREVIOUS HEARING**

A handwritten signature in black ink, appearing to read "Tina Grande", is written over a horizontal line.

Tina Grande, Principal Management Analyst 5/16/2017





EAST ELEVATION

DATE: 10/1/10 1

**GENERAL NOTES**

1. SEE SECTION FOR ALL THE DETAILS OF CURB & RAMP AND WALKWAY TO THE BUILDING AND ALL ACCESSIBLE.

**KEYED NOTES**

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**EXTERIOR FINISHES**

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SOUTH ELEVATION

DATE: 10/1/10 2

CONVENIENCE STORE & DELI



NORTH ELEVATION

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**GENERAL NOTES**

1. READ ELEVATION DRAWINGS TO BE NOTICED AS CLOSELY AS POSSIBLE.
2. THIS ELEVATION IS A PRELIMINARY DRAWING AND IS SUBJECT TO CHANGE.
3. ALL WORK SHOWN IS TO BE ACCORDING TO THE SPECIFICATIONS.

**KEYED NOTES**

- 1. FINISH BY BID CONTRACTOR.
- 2. MATERIAL CONTRACTOR TO SELECT.
- 3. COORDINATE WITH ARCHITECT.
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**EXTERIOR FINISHES**

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EAST ELEVATION

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A:



**RIVERSIDE COUNTY BOARD OF SUPERVISORS  
Request to Speak**

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

Date: \_\_\_\_\_ Agenda #: 1.11

SPEAKER'S NAME: Ms M. M. M.  
(Print Name)

Address: \_\_\_\_\_  
(Only required if follow-up mail response is requested)

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**I AM:**

- The Applicant  A Neighbor  
 Applicant's Representative  Other Interested Party

**PLEASE INDICATE YOUR POSITION BELOW:**

- I wish to speak  I DO NOT wish to speak  
 I wish to speak with a Media Presentation  
 I YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

\_\_\_\_\_  
(Name)

**Position on Agenda Item:**

- In Favor  Neutral  Opposed



## 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.

### **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, 24 hours in advance of the 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 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. 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 the front row 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.

**\*PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**