

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



ITEM
1.2
(ID # 5846)

MEETING DATE:

Tuesday, December 5, 2017

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 3249 Revision No. 1- CEQA Exempt- Applicant/Representative: George Johns – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan – Community Commercial: Commercial Retail (CD:CR) - Location: North of Seminole Drive and east of Fields Road - 1.87 acres - Zoning: Scenic Highway Commercial (C-P-S): APPROVED PROJECT DESCRIPTION: The addition of an underground diesel tank and replacement of four (4) fuel dispensers at an existing convenience store and gas station. APNs: 519-110-039. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above-referenced case acted on by the Planning Commission on August 16, 2017.

ACTION:

Charissa Leach, Assistant TLMA Director 11/28/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, 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: December 5, 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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1 permits the addition of an approximately 10,000 gallon underground diesel tank and the replacement of the existing four (4) gasoline dispensers with four (4) new gasoline and diesel dispensers to an existing gas station and convenience store.

The project site is located north of Seminole Drive and east of Malki Road, south of Martin Road, and west of Millard Pass.

The Planning Commission considered the project on August 16, 2017, and approved the project with a vote of 5-0.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Residents 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:

- ATTACHMENT A. Planning Commission Minutes**
- ATTACHMENT B. Planning Commission Staff Report**
- ATTACHMENT C. Indemnification Agreement**

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

Melissa Noone
Melissa Noone, Associate Management Analyst 11/28/2017



OFFICE OF THE
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

November 17, 2017

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

TEL : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: CUP 3249 REVISION NO. 1 CEQA EXEMPT

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, November 24, 2017.**

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

12

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Friday, November 17, 2017 9:54 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: CUP 3249 REV. NO. 1 CEQA

Received for publication on 11/24. Proof with cost to follow.

Nick Eller

Thanksgiving Deadlines 2017

<u>Publishing Day</u>	<u>Deadline</u>
Thurs-Fri 11/23-11/24	Monday 11/20 10:30am
Sat-Mon 11/25-11/27	Tuesday 11/21 10:30am
Tues-Wed 11/28-11/29	Wednesday 11/22 10:30am

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Standard Deadlines are 10:30am, 3 business days prior to the day you would like to publish

The Press-Enterprise PE.com / La Prensa

On Fri, Nov 17, 2017 at 9:18 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning!

Notice of Public Hearing for publication on Friday, Nov. 24, 2017. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010

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 November 17, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 3249 REV. NO. 1

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: December 5, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: November 17, 2017
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Friday, November 17, 2017 10:11 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: CUP 3249 REV. NO. 1

received and will be posted

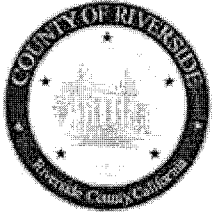
From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Friday, November 17, 2017 9:19 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenne@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: CUP 3249 REV. NO. 1

Good morning!

Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Mail Stop# 1010



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County of Riverside California

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT REVISION IN THE PASS AND DESERT AREA, FIFTH SUPERVISORIAL DISTRICT AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing 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, December 5, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by George Johns, on **Conditional Use Permit No. 3249 Revision No. 1**, which proposes the addition of an underground diesel tank and replacement of four (4) fuel dispensers at an existing convenience store and gas station ("the project"). The project is located north of Seminole Drive and east of Fields Road in the Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

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 DAVID ALVAREZ, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL daalvarez@rivco.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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at LWagner@rivco.org, at least 72 hours prior to the hearing.

Dated: November 17, 2017

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

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 County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 17, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 3249 REV. NO. 1

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: December 5, 2017 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: November 17, 2017
Cecilia Gil



ASMT: 519060015, APN: 519060015
USA 519
UNKNOWN 09-03-81

ASMT: 519110039, APN: 519110039
CHEVRON USA INC
C/O PROP TAX DEPT
P O BOX 1392
BAKERSFIELD CA 93302

ASMT: 519060017, APN: 519060017
USA 519
US DEPT OF INTERIOR
WASHINGTON DC 21401

ASMT: 519110044, APN: 519110044
CHELSEA GCA REALTY PARTNERSHIP
C/O CHRISTY LESNY
P O BOX 6120
INDIANAPOLIS IN 46206

ASMT: 519060018, APN: 519060018
USA 519
UNKNOWN 09-11-80

ASMT: 519110046, APN: 519110046
CHELSEA GCA REALTY PARTNERSHIP
3001 S CRODDY WAY
SANTA ANA CA 92704

ASMT: 519070011, APN: 519070011
USA 519
UNKNOWN 07-13-84

ASMT: 519170005, APN: 519170005
RRM PROP LTD
P O BOX 3600
CORONA CA 92878

ASMT: 519090005, APN: 519090005
USA 519
BUREAU OF INDIAN AFFAIR US DEPT OF INTEF
P O BOX 2245
PALM SPRINGS CA 92262

ASMT: 532080005, APN: 532080005
USA MORONGO BAND CAHUILLA MISSION INC
11581 POTRERO RD
BANNING CA 92223

ASMT: 519110016, APN: 519110016
SOUTHERN CALIFORNIA GAS CO
C/O TAX DEPT
101 ASH ST NO HW07
SAN DIEGO CA 92101

ASMT: 532080006, APN: 532080006
LLOYD FIELDS
425 CASTLE PL
BEVERLY HILLS CA 90210

ASMT: 519110035, APN: 519110035
SYSTEM CAPITAL REAL PROP CORP, ETAL
1 MCDONALDS DR
OAK BROOK IL 60532

ASMT: 532090011, APN: 532090011
STEPHEN MALONE, ETAL
C/O STEPHEN MALONE
3429 BRITTAN AVE
SAN CARLOS CA 94070

CWP 3249 (19)

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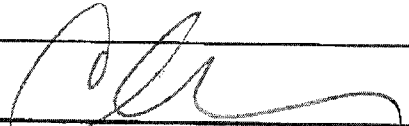
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Agenda Item No.: 4.1
Area Plan: The Pass
Zoning District: Pass and Desert
Supervisory District: Fifth
Project Planner: David Alvarez
Planning Commission: August 16, 2017

Conditional Use Permit No 3249 Revision No 1
CEQA Exempt
Applicant: George Johns
Engineer/Representative: George Johns



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1 proposes the addition of an approximately 10,000 gallon underground diesel tank and the replacement of the existing four (4) gasoline dispensers with four (4) new gasoline and diesel dispensers to an existing gas station and convenience store.

The project site is located north of Seminole Drive and east of Malki Road, south of Martin Road, and west of Millard Pass.

BACKGROUND:

Conditional Use Permit No. 3249 (CUP No. 3249) was granted a Fast Track Authorization (FTA97-28) and approved by the Riverside County Board of Supervisors on January 6, 1998.

The Chevron gas station facility existing under CUP No. 3249 currently consists of a 2,921 square-foot convenience store, a 1,976 square-foot canopy that houses approximately four (4) fuel dispensers, a 20,000 gallon subterranean fuel tank, and a 15,000 gallon subterranean fuel tank. The project site has approximately eighteen (18) parking spaces with seventeen (17) of the existing spaces for general parking and one (1) designated handicapped space.

ISSUES OF POTENTIAL CONCERN:

Transportation Uniform Mitigation Fees (TUMF) fees are based on the number of pumps a gasoline station produces. Because the project site is replacing the existing fuel dispensers with new fuel and diesel dispensers, the application requires a revision to the Conditional Use Permit rather than a Substantial Conformance.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CD:CR)(0.20-0.35 FAR)
2. Surrounding General Plan Land Use (Ex. #5): City of Banning to the west, Community Development: Commercial Retail (CD:CR)(0.20-0.35 FAR) to the west, Indian Lands (IND) to the north, and Rural Desert (RD) to the south.

- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) to the east, City of Banning to the west and Controlled Development Areas (W-2) to the north and south. |
| 5. Existing Land Use (Ex. #1): | Convenience store and gas station |
| 6. Surrounding Land Use (Ex. #1): | Vacant property to the south and west, commercial to the east, and single family residential and vacant property to the north |
| 7. Project Data: | Total Acreage: 1.87 |
| 8. Environmental Concerns: | Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 |

RECOMMENDATIONS:

Staff Recommends THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), based on the findings and conclusions incorporated in the staff report; and,

APPROVE Conditional Use Permit No. 3249 Revision No. 1, 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

1. The project site is designated Community Development: Commercial Retail (CD:CR)(0.20-0.35 FAR) on the Pass Area Plan.
2. The existing gas station and convenience store, and the proposed addition of an approximately 10,000 gallon underground diesel tank and the replacement of the existing four (4) gasoline dispensers with four (4) new gasoline and diesel dispensers ("project") are consistent with the Community Development: Commercial Retail (CD:CR)(0.20-0.35 FAR) land use designation of The Pass Area Plan Land Use Plan (Figure 3), which allows for local and regional serving retail and service uses.
3. The project site is surrounded by properties which are designated City of Banning to the west, Community Development: Commercial Retail (CD:CR)(0.20-0.35 FAR) to the west, Indian Lands (IND) to the north, and Rural Desert (RD) to the south.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The project is a permitted use, subject to approval of a conditional use permit, in the C-P-S Zone.
6. The project is consistent with the development standards set forth in the C-P-S Zone. . As provided in the above background section, the existing gas station and convenience store were previously approved under Conditional Use Permit No. 3249. The project scope is to add an approximately 10,000 subterranean gallon diesel tank and replace four (4) existing fuel dispensers with four (4)

new gasoline and diesel dispensers to the existing facility and not involve expanding the footprint of the existing facility through the construction of additional structures. The use would continue to be a gas station, which is consistent with the C-P-S Zone.

7. The project site is surrounded by properties which are zoned C-P-S to the east, City of Banning to the west and Controlled Development Areas (W-2) to the north and south.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) nor a conservation area of the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). In result, the project site is not required to dedicate a portion of the project site for conservation purposes.
9. The project site is located in a CAL FIRE state responsibility area and a very high fire hazard severity zone.
10. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
11. Fire protection and suppression services will be available for the project through Riverside County Fire Department.
12. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by utilizing an existing four (4) lane street to the south and a two (2) lane street to the north of the project site.
13. The project site is located within Zone E of the Banning Municipal Airport Influence Area (AIA). The Airport Land Use Commission (ALUC) staff reviewed the project and due to the scope of the project, installation of a 10,000 gallon subterranean diesel tank and replace four (4) existing fuel dispensers with four (4) new gasoline and diesel dispensers to an existing gas station, ALUC staff determined that further ALUC review and presentation to the Airport Land Use Commission is not necessary.
14. The project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines 15301 (Existing Facilities). This section includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The project involves the installation of a subterranean diesel tank which will have the capacity to hold approximately 10,000 gallons and replace four (4) existing fuel dispensers with four (4) new gasoline and diesel dispensers. The proposed additions and alterations to the project site will occur at an existing fuel service station and convenience store. The proposed addition of a 10,000 gallon gas tank will not involve in the expansion of the existing facility that was permitted in January, 1998 but will be located within the previously approved project site boundary of the project site and

adjacent to a 20,000 and 15,000 gallon gas tanks. Alterations to the existing gas convenience store, parking, and landscaped area will not occur and only minor alterations will be made to the gas station aspect of the project site with regards to the removal and installation of four (4) diesel dispensers.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with 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 clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

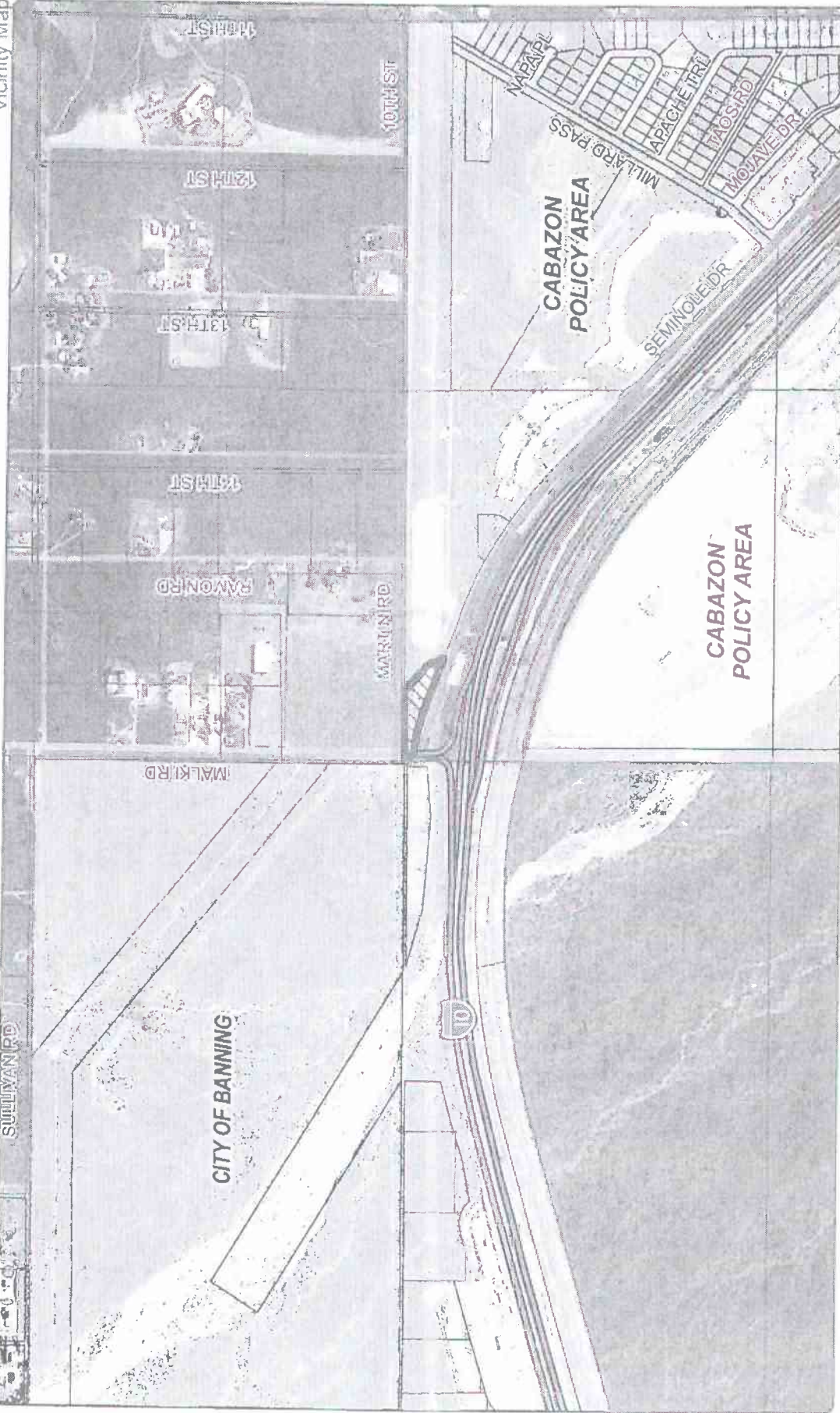
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. The Stephens Kangaroo Rat Fee Area;
3. The project site is located within:
 - a. High Fire Area and State Responsibility Area;
 - b. Within ½ mile of San Andreas Fault;
 - c. Influence Area of the Banning Municipal Airport;
 - d. County Service Area;
 - e. CVMSHCP Fee Area;
 - f. An area of moderate liquefaction;
 - g. An area of soil subsidence;
 - h. Banning Unified School District;
 - i. Zone B of Ordinance No. 655;
4. The subject site is currently designated as Assessor's Parcel: 519-110-039.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03249R1
VICINITY/POLICY AREAS

Supervisor: Ashley
District 5

Date Drawn: 12/15/2015
Vicinity Map



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2013, the City of Banning adopted a new General Plan. The City of Banning has been designated as a Metropolitan Statistical Area (MSA) for the purposes of the Statewide Growth Management Act. The City of Banning is currently in the process of updating its General Plan to conform with the Statewide Growth Management Act. The City of Banning is currently in the process of updating its General Plan to conform with the Statewide Growth Management Act. The City of Banning is currently in the process of updating its General Plan to conform with the Statewide Growth Management Act.

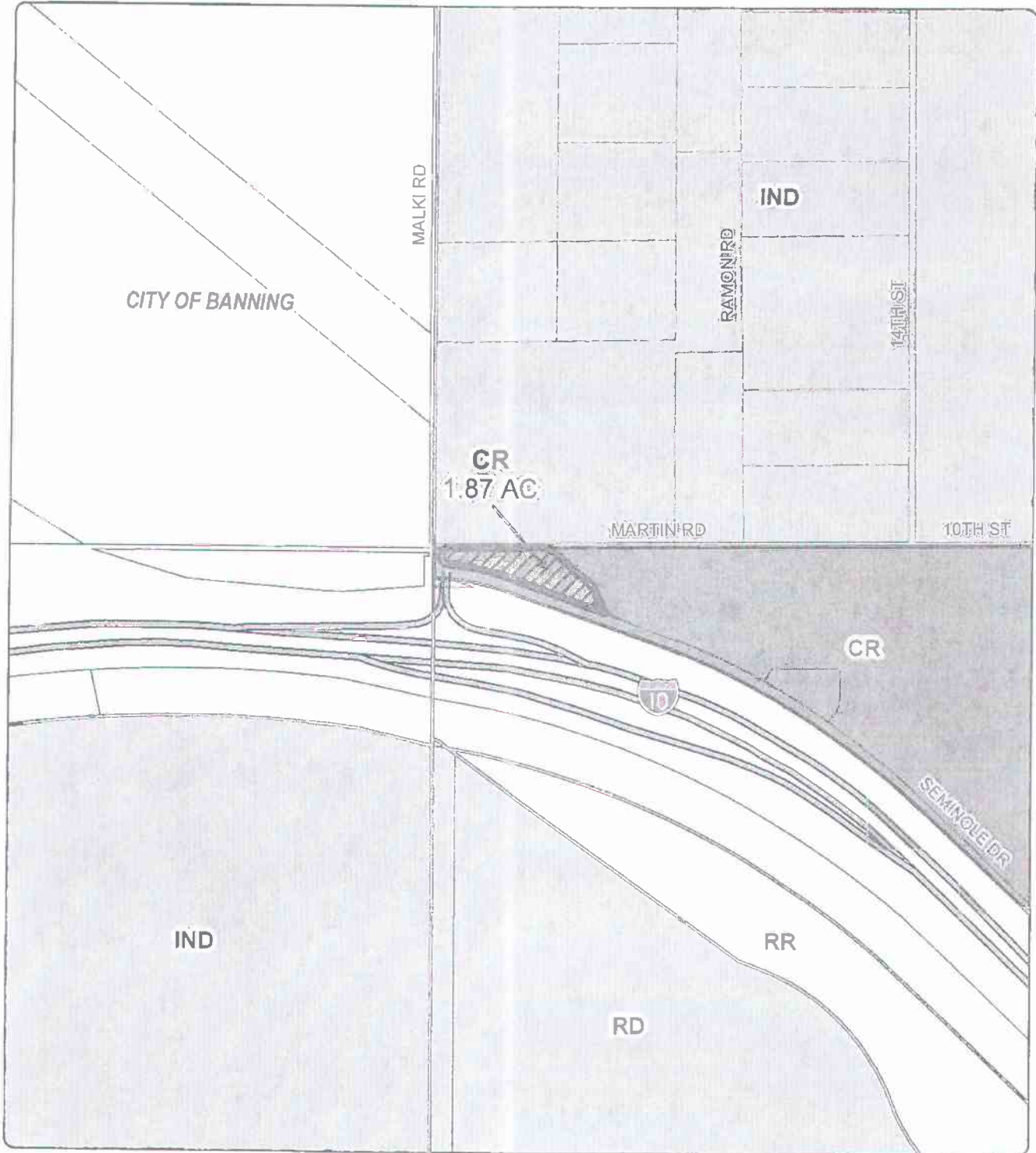
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03249R1

EXISTING GENERAL PLAN

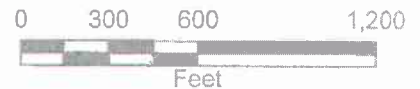
Supervisor: Ashley
District 5

Date Drawn: 12/15/2015
Exhibit 5



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riversidecounty.net>

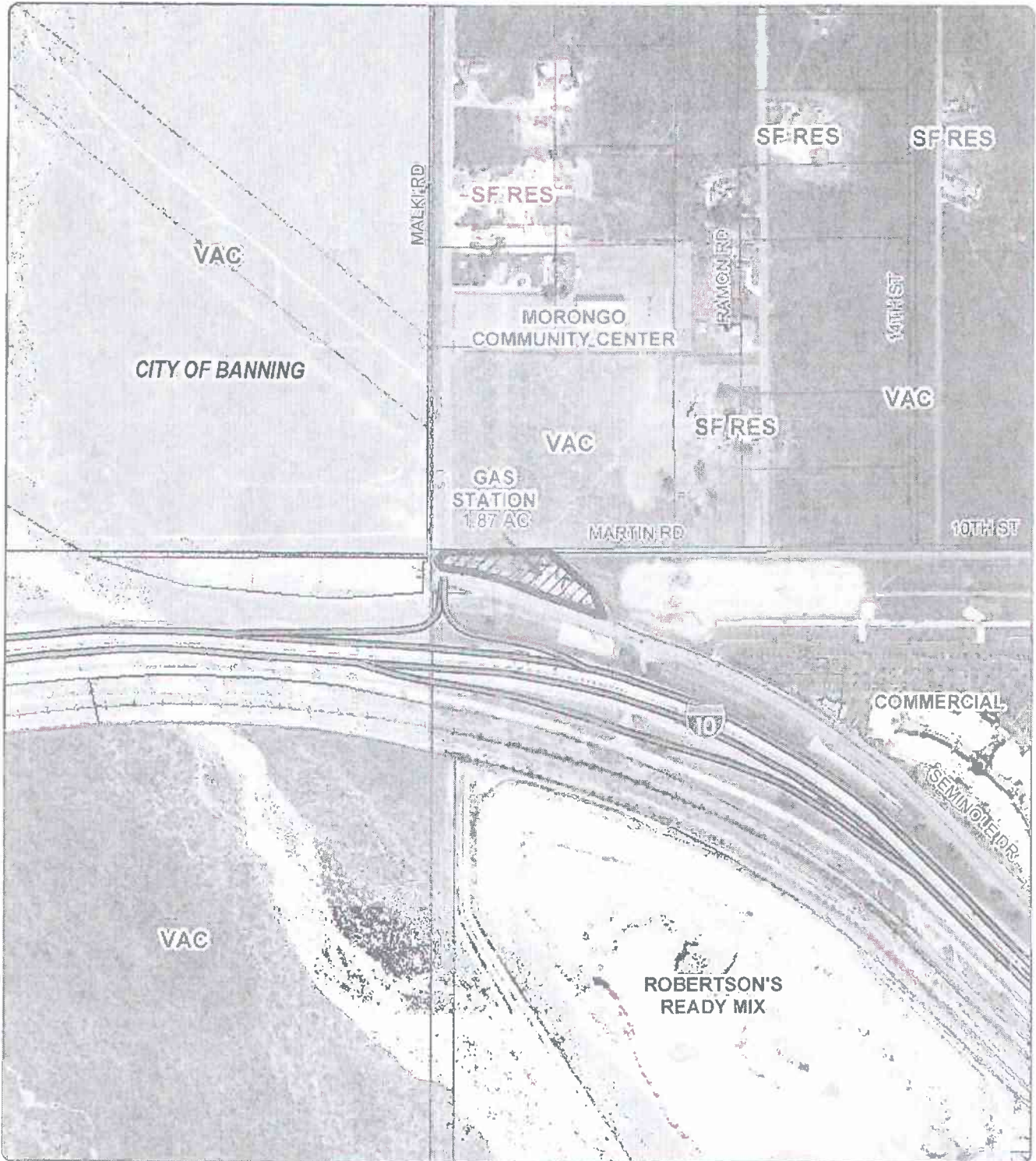
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03249R1

Supervisor: Ashley
District 5

Date Drawn: 12/15/2015
Exhibit 1

LAND USE



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department's office in Riverside at (951)955-3200 (Western County) or in Palmdale at (760)863-8277 (Eastern County) or Website www.riversideca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

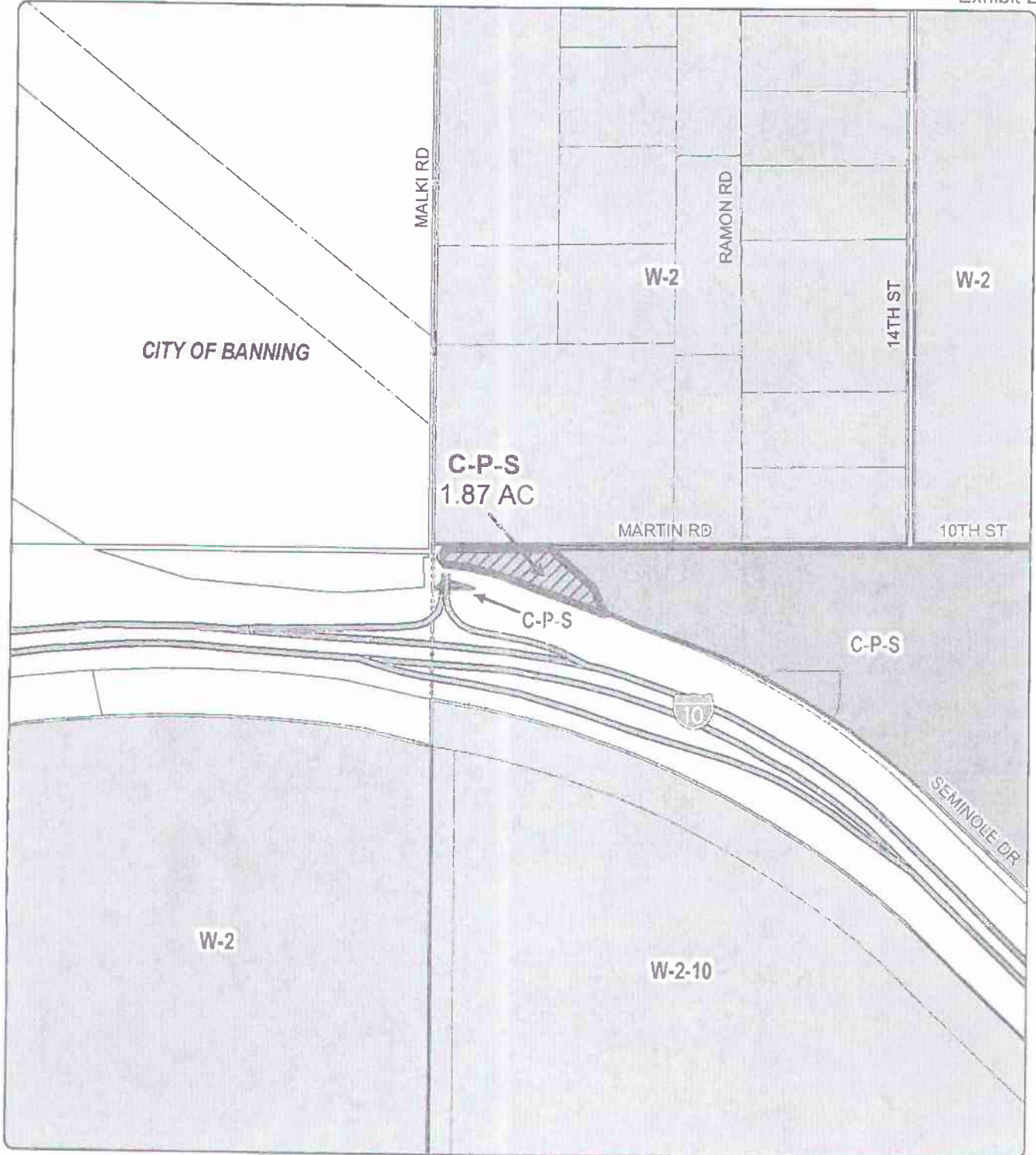
CUP03249R1

EXISTING ZONING

Supervisor: Ashley
District 5

Date Drawn: 12/15/2015

Exhibit 2



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riversidecounty.net>

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

Conditional Use Permit No. 3249 permitted the existing gas station facility and convenience store. Revision No. R1 to Conditional Use Permit No. 3249 adds the following to the existing gas station facility and convenience store: an approximately 10,000 gallon subterranean diesel gas tank and the replacement of four (4) existing gasoline dispensers with four (4) new gasoline and diesel dispensers.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3249 Revision No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3249 Revision No. 1, Exhibit A, dated 9/10/15.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND

with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance No. 457 base and paving design and inspection requirements.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance No. 457.

FIRE DEPARTMENT

10.FIRE. 1 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled o UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#84-TANK PERMITS (cont.) RECOMMND

Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 2 USE-#89-KNOX BOX RECOMMND

KNOX BOX- storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation. If not already existing(Riverside County Fire Department)has KNOX BOX application forms that can be mailed or picked up by applicant.

10.FIRE. 3 USE-#01B-INDIO RESPONSIBILITY RECOMMND

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties(CUPA and ENVIROMENTAL HEALTH) building permit number is required on all correspondence from general contractor, superintendent, owner, subcontractors, etc. Any questions contact the Riverside County Fire Department, Office of the Fire Marshal 77933 Las Monatanas Rd. Ste. 201 Palm Desert,CA 92201. Phone (760) 863-8886 Fax (760) 863-7072.

10.FIRE. 5 USE - EXITING RECOMMND

1)Exit signs, exit marker and exit path markings shall be installed per the California Building Code. (Prior to building final inspection)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT DRAFT

Conditional Use Permit (CUP) No. 3249 Revision No. 1 is a proposal for the addition of an underground diesel tank and replacement of 4 fuel dispensers at an existing gas station and mini-mart in the Cabazon area. The 1.87-acre site is located on the northeast corner of Seminole Drive and Fields Road. The original project was part of Plot Plan 11972 for which the District has made recommendations.

The project site is on the fringe of the Potrero Creek alluvial cone and could receive some runoff from it during a major storm. A 3-foot flood wall was constructed with

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

DRAFT

the improvements of the original project (CUP03249) along the northerly limit. The flood wall protects the site from the tributary offsite stormwater runoff by as it was designed to withstand a hydrostatic and hydrodynamic load caused by water 3 feet deep. This wall would also serve as a structural component of the building.

As long as the flood wall is in place, this project is considered protected from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1

USE - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

associated grave goods as provided in PRC 5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

(1)The MLD identified fails to make a recommendation; or

(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal laws and regulations. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 9 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12.c.(a) automobile service stations and general retail sales.

10.PLANNING. 10 USE- LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the existing sign shown on APPROVED EXHIBIT NO. "A." Any additional signage shall be approved by the Planning Department pursuant to the requirements of Ordinance No. 348.

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE*- NO RESIDENT OCCUPANCY

RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 20 USE*- MAINTAIN LICENSING

RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from local, state, federal, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 24 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 25 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 29 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 30 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

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10. GENERAL CONDITIONS

10.PLANNING. 31 USE- PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Ordinance No. 348.

10.PLANNING. 33 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 34 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEB SITE (cont.) RECOMMND

call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements because the revision is to a previously approved project.

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Seminole Drive since adequate right-of-way exists.

10.TRANS. 5 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Seminole Drive due to existing improvements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE*- REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the gasoline station and food mart may be further restricted.

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE RECOMMND

[This permit shall be considered used as of the day of the effective date.] WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE (cont.) RECOMMND

sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

ITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.) RECOMMND

SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - IF WQMP REQUIRED RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

PLANNING DEPARTMENT

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3249 Revision No. 1, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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14:35

Riverside County LMS
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CONDITIONAL USE PERMIT Case #: CUP03249R1

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - HAZMAT PLAN CHECK REVIEW

RECOMMND

Contact the Hazardous Materials Management Division for requirements at (951) 766-6524. Plans are to be submitted for the addition of the underground diesel tank.

PLANNING DEPARTMENT

80.PLANNING. 4 USE*- CONFORM TO FLOOR PLANS

RECOMMND

Site Plan and Floor Plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

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Riverside County LMS
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CONDITIONAL USE PERMIT Case #: CUP03249R1

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

Prior to building permit issuance the permittee/applicant shall provide evidence showing payment of the fee in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other proposed outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3249 Revision No. 1, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the

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Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6

USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7

USE - IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1.Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2.The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4.The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building

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Riverside County LMS
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CONDITIONAL USE PERMIT Case #: CUP03249R1

Parcel: 519-110-039

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - IF WQMP REQUIRED (cont.) RECOMMND

Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

PLANNING DEPARTMENT

90.PLANNING. 3 USE*- PARKING PAVING MATERIAL RECOMMND

There are seventeen (17) existing parking spaces as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The existing parking area is surfaced with concrete.

90.PLANNING. 4 USE*- ACCESSIBLE PARKING RECOMMND

There is one (1)existing accessible parking space for persons with disabilities provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished

CONDITIONAL USE PERMIT Case #: CUP03249R1

Parcel: 519-110-039

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE*- ACCESSIBLE PARKING (cont.) RECOMMND

grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 15 USE*- TRASH ENCLOSURES RECOMMND

There is an existing trash enclosure that encloses two (2) bins as shown on the APPROVED EXHIBIT A. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

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CONDITIONAL USE PERMIT Case #: CUP03249R1

Parcel: 519-110-039

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 03249 Revision No.1 has been calculated to be 1.87 net acres.

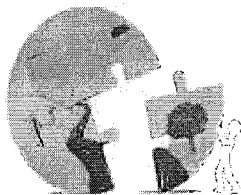
In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 31, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Cabazon area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description: The project is located north of Seminole Drive, south of Martin Road and east of Fields Road (APN #519-110-039). CUP03249R1 proposes to install a 10,000 gallon diesel tank at an existing Food Mart.

Sincerely,

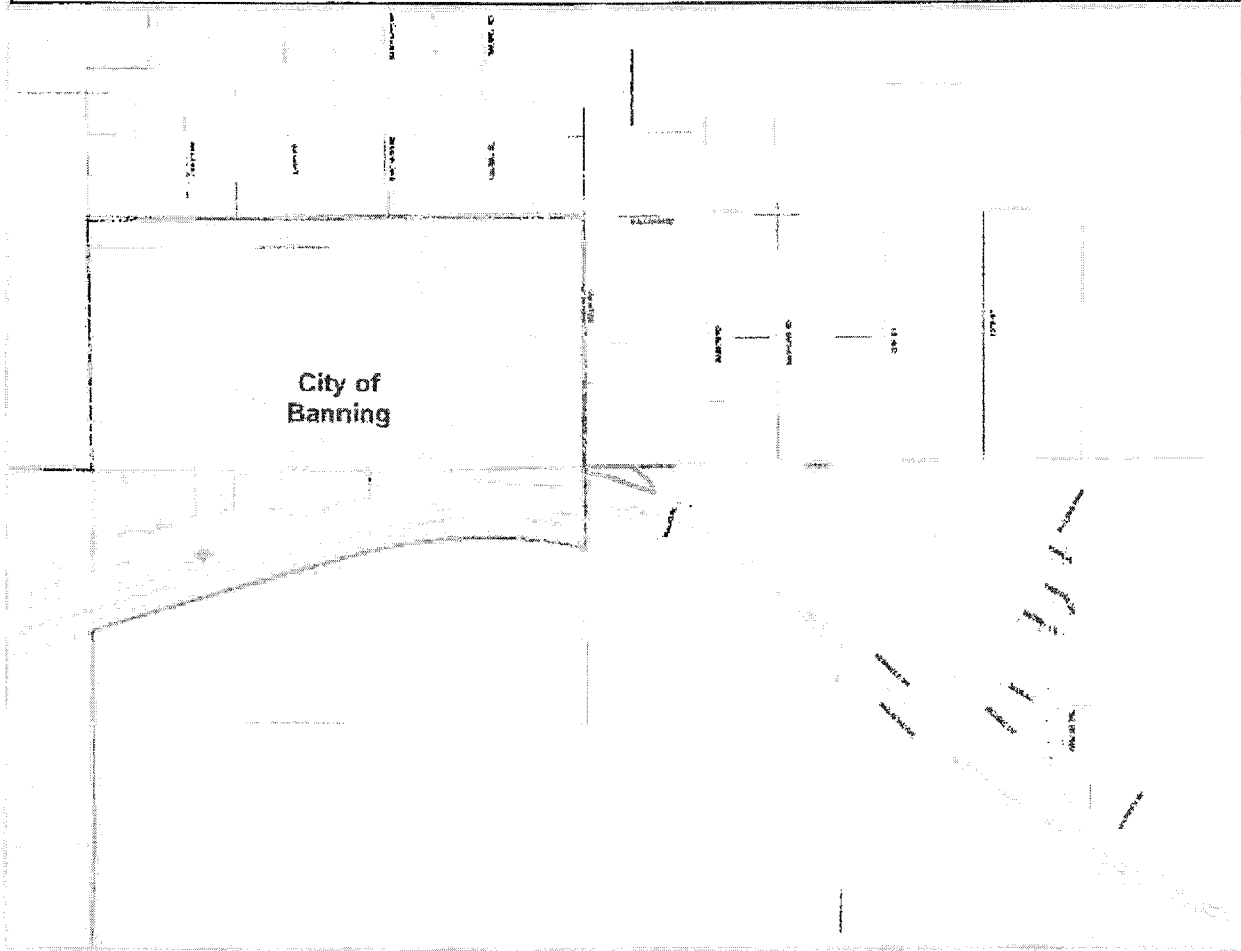
PLANNING DEPARTMENT

Heather Thomson, Archaeologist











email cc: Peter Lange, Contract Planner, PLange@rctlma.org

Attachment: Project Vicinity Map, Project Aerial Image



CUP03249R1



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-  Cities
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Notes

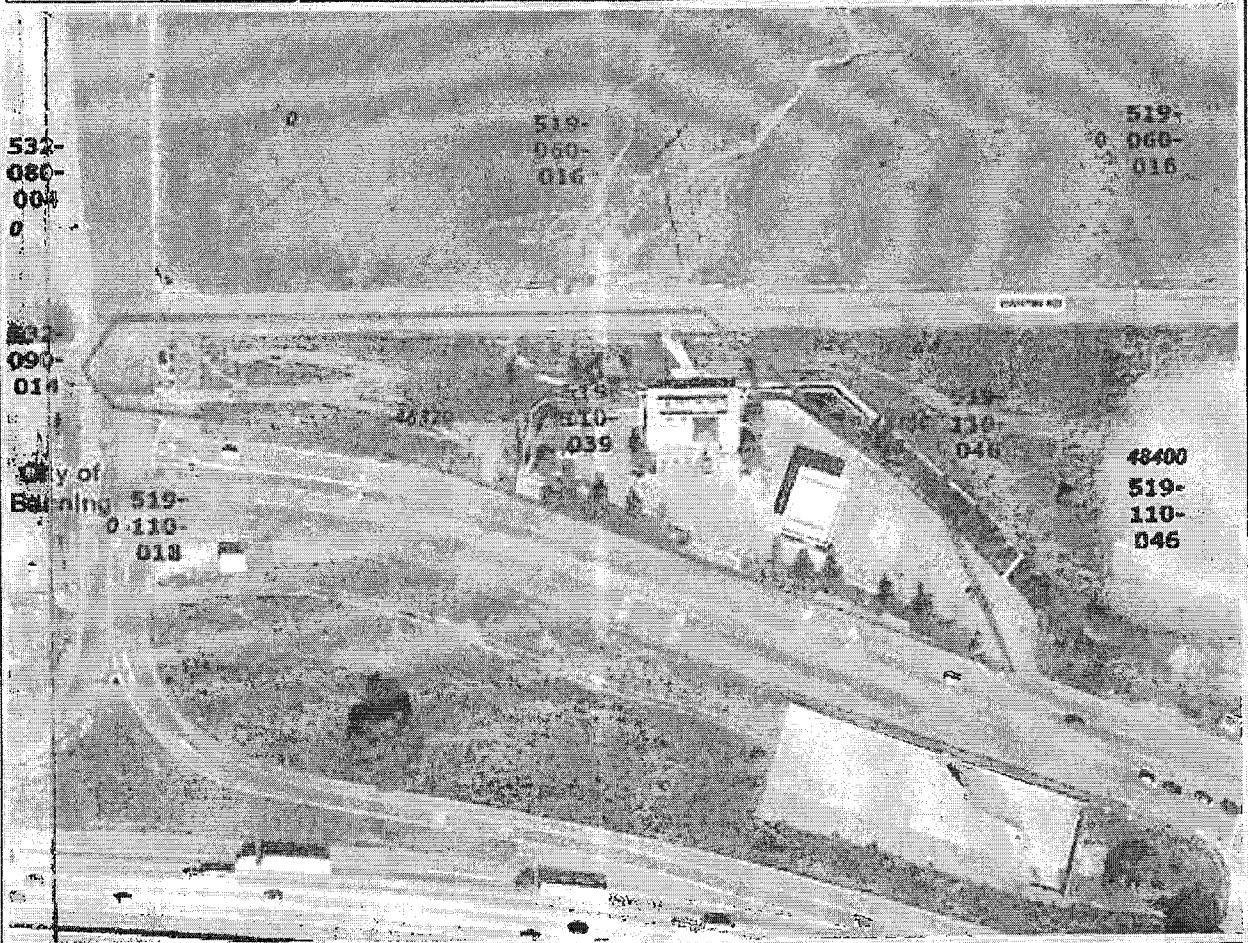



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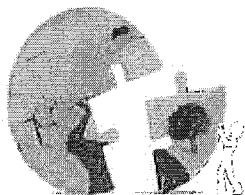
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CUP03249R1



Legend

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- Cities
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- OFFRAMP
- ONRAMP



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 31, 2015

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Cabazon area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description: The project is located north of Seminole Drive, south of Martin Road and east of Fields Road (APN #519-110-039). CUP03249R1 proposes to install a 10,000 gallon diesel tank at an existing Food Mart.

Sincerely,

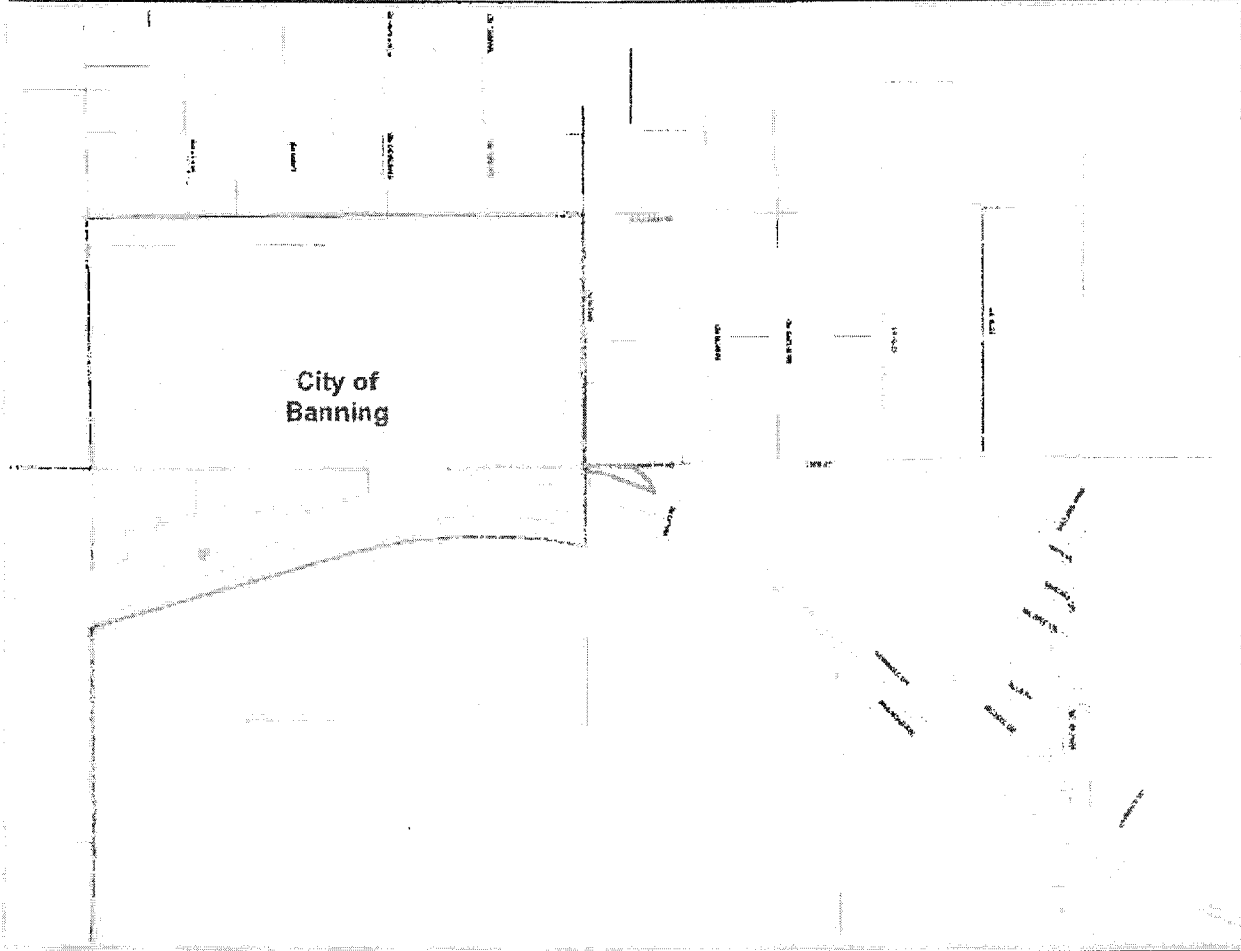
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Peter Lange, Contract Planner, PLange@rctlma.org

Attachment: Project Vicinity Map, Project Aerial Image


CUP03249R1




Legend

- Display Parcels
- City Boundaries
- Cities
- Transportation
- Highways**
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP

Notes



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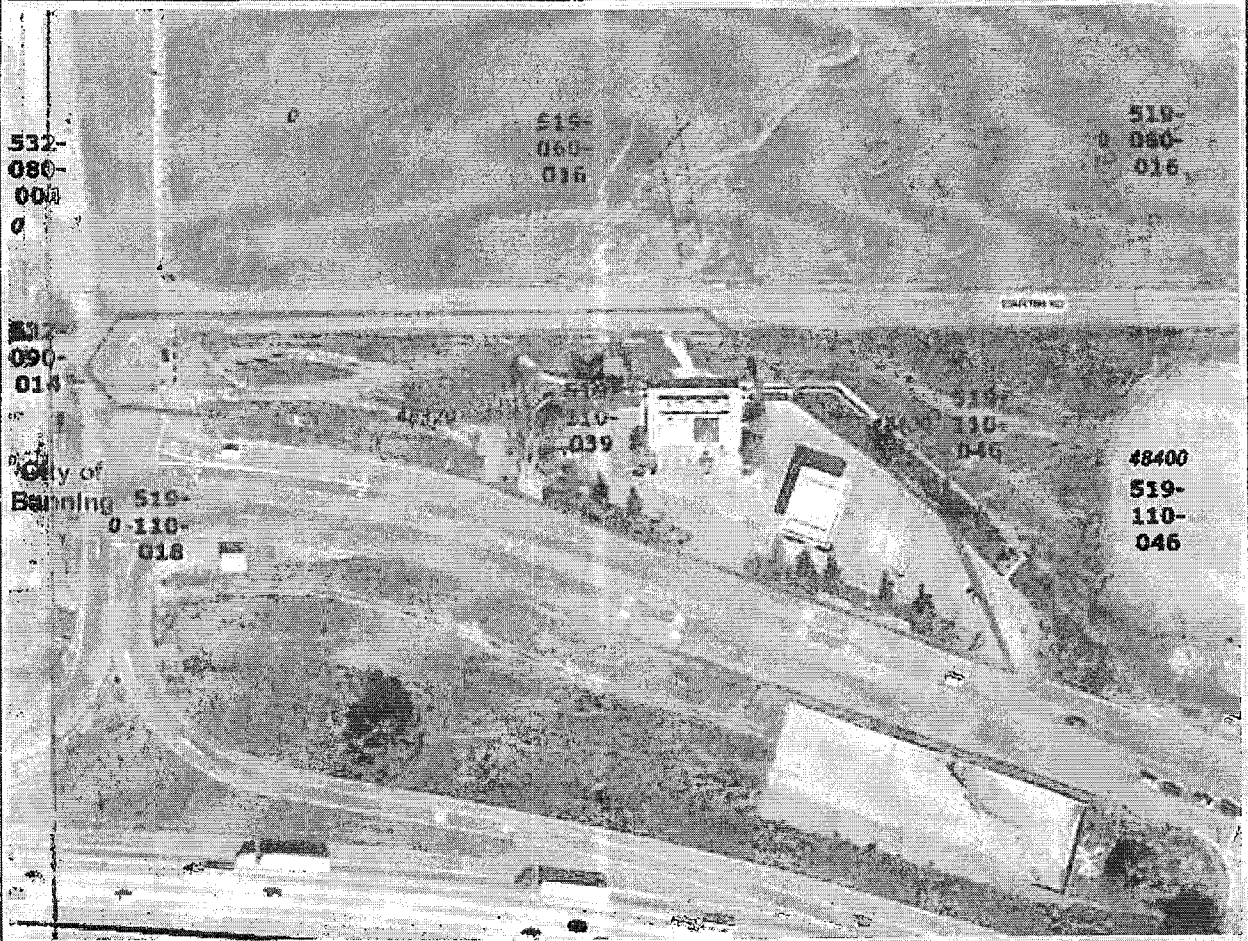




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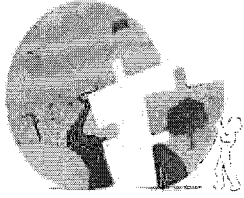
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CUP03249R1



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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 31, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Cabazon area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctima.org or by contacting me at (951) 955-2873.

Project Description: The project is located north of Seminole Drive, south of Martin Road and east of Fields Road (APN #519-110-039). CUP03249R1 proposes to install a 10,000 gallon diesel tank at an existing Food Mart.

Sincerely,

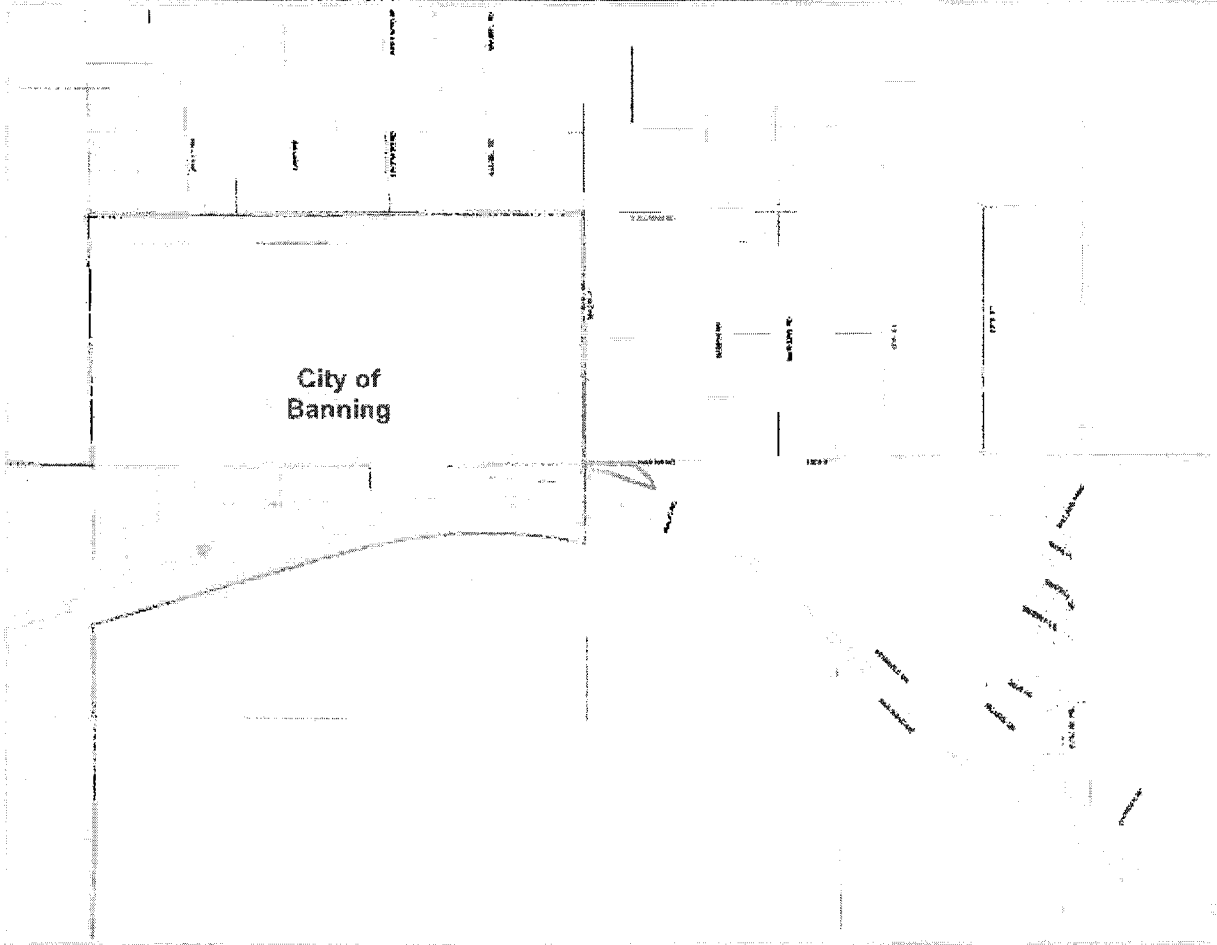
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Peter Lange, Contract Planner, PLange@rctima.org

Attachment: Project Vicinity Map, Project Aerial Image

CUP03249R1



Legend

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Notes



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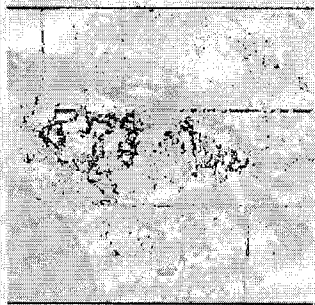


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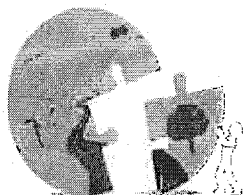
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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 31, 2015

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Cabazon area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description: The project is located north of Seminole Drive, south of Martin Road and east of Fields Road (APN #519-110-039). CUP03249R1 proposes to install a 10,000 gallon diesel tank at an existing Food Mart.

Sincerely,

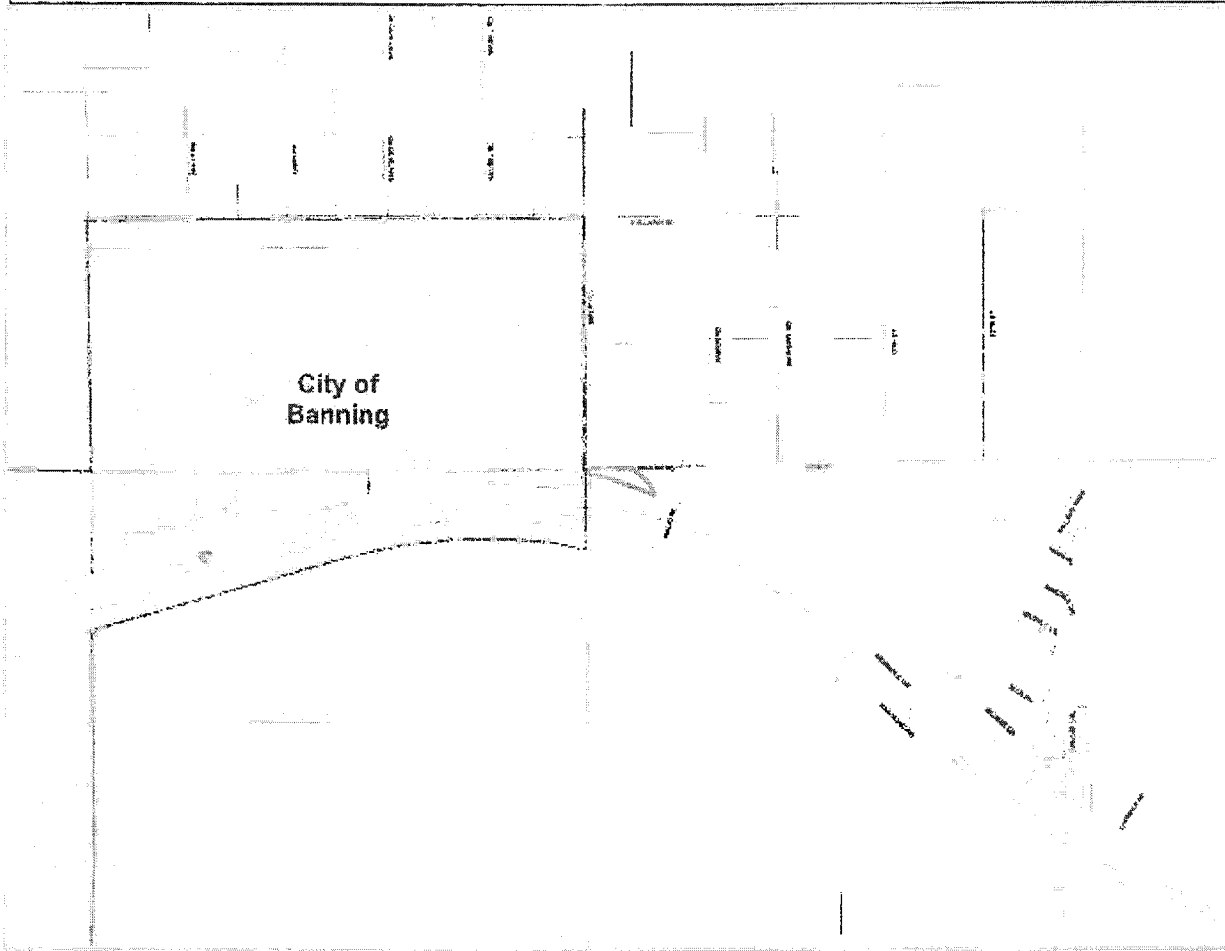
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Peter Lange, Contract Planner, PLange@rctlma.org

Attachment: Project Vicinity Map, Project Aerial Image

CUP03249R1



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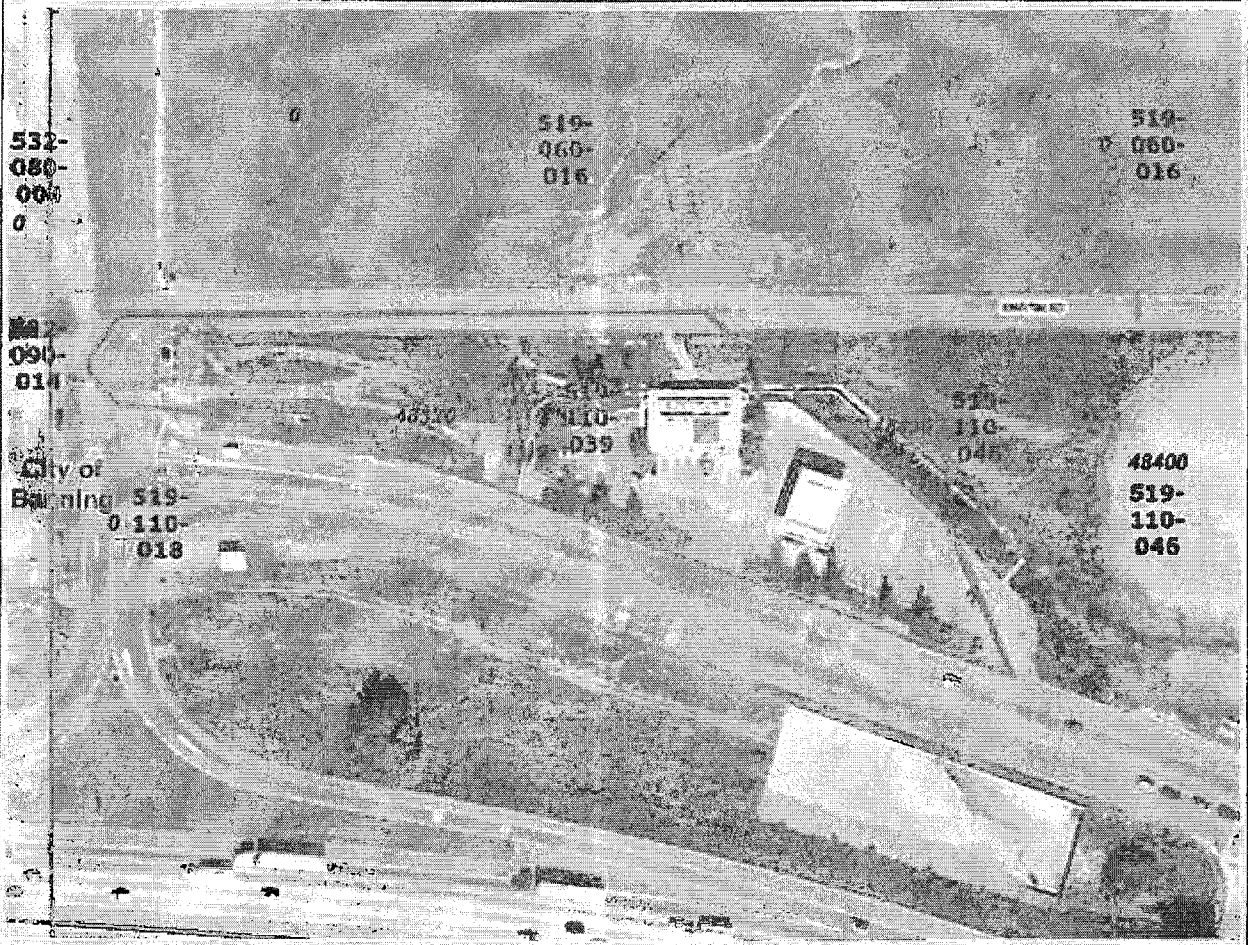
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

June 29, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1, EA42824)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 05, 2016 of receiving this letter to hthomson@rctfma.org or by contacting me at (951) 955-2673.

Project Description:

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1- EA: 42824 - Applicant/Representative: George Johns - Fifth Supervisorial District - Pass and Desert Zoning District - The Pass Area Plan -Community Commercial: Commercial Retail (CD:CR)- Location: North of Seminole Drive and east of Fields Road- 1.87 acres- Zoning: Scenic Highway Commercial (C-P-S);

REQUEST: The addition of an underground diesel tank and replacement of four (4) fuel dispensers at an existing convenience store and gas station. APNs: 519-110-039.

Sincerely,

PLANNING DEPARTMENT

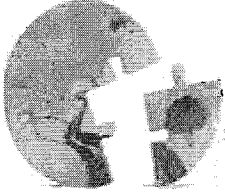
Heather Thomson, Archaeologist

Email CC: Peter Lange Plange@rctfma.org

Attachment: Project Vicinity Map
Project Aerial

Riverside Office - 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office - 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

June 29, 2016

Morongo Cultural Heritage Program
Attn: Ray Haute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1, EA42824)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 05, 2016 of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1— EA: 42824 – Applicant/Representative: George Johns – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan –Community Commercial: Commercial Retail (CD:CR)- Location: North of Seminole Drive and east of Fields Road- 1.87 acres- Zoning: Scenic Highway Commercial (C-P-S)

REQUEST: The addition of an underground diesel tank and replacement of four (4) fuel dispensers at an existing convenience store and gas station. APNs: 619-110-039.

Sincerely,

PLANNING DEPARTMENT

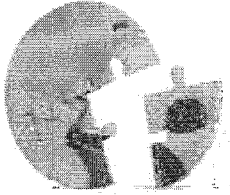
Heather Thomson, Archaeologist

Email CC: Peter Lange Plange@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

Riverside Office - 4080 Lemon Street, 12th Floor
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Palm Desert, California 92211
(760) 863-8277 - Fax (760) 863-7040



*Steve Weiss, AICP
Planning Director*

RIVERSIDE COUNTY
PLANNING DEPARTMENT

June 29, 2016

San Manuel Band of Mission Indians
Daniel F. McCarthy MS, RPA, Director-CRM Department
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1, EA42824)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21000.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 05, 2016 of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1- EA: 42824 - Applicant/Representative: George Johns - Fifth Supervisorial District - Pass and Desert Zoning District - The Pass Area Plan -Community Commercial: Commercial Retail (CD:CR)- Location: North of Seminole Drive and east of Fields Road- 1.87 acres- Zoning: Scenic Highway Commercial (C-P-S):

REQUEST: The addition of an underground diesel tank and replacement of four (4) fuel dispensers at an existing convenience store and gas station. APNs: 519-110-039.

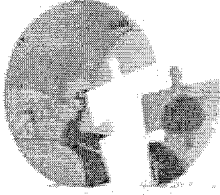
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Peter Lange Plange@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

June 29, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1, EA42824)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 05, 2016 of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1- EA: 42824 - Applicant/Representative: George Johns - Fifth Supervisorial District - Pass and Desert Zoning District - The Pass Area Plan -Community Commercial: Commercial Retail (CD:CR)- Location: North of Seminole Drive and east of Fields Road- 1.87 acres- Zoning: Scenic Highway Commercial (C-P-S):

REQUEST: The addition of an underground diesel tank and replacement of four (4) fuel dispensers at an existing convenience store and gas station. APNs: 519-110-039.

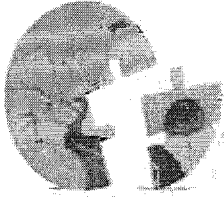
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Peter Lange Plange@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

June 29, 2016

Agua Caliente Band of Cahuilla Indians
Pattie Garcia, THPO
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1, EA42824)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 05, 2016 of receiving this letter to hthomson@rctima.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1- EA: 42824 - Applicant/Representative: George Johns - Fifth Supervisorial District - Pass and Desert Zoning District - The Pass Area Plan -Community Commercial: Commercial Retail (CD:CR)- Location: North of Seminole Drive and east of Fields Road- 1.87 acres- Zoning: Scenic Highway Commercial (C-P-S):

REQUEST: The addition of an underground diesel tank and replacement of four (4) fuel dispensers at an existing convenience store and gas station. APNs: 519-110-039.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Peter Lange Plange@rctima.org

Attachment: Project Vicinity Map
Project Aerial

CUP03249R1



- Legend**
- City Boundaries
 - Cities
 - roads and
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OTHER
 - OTHER
 - US HWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

"IMPORTANT" 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 other 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.

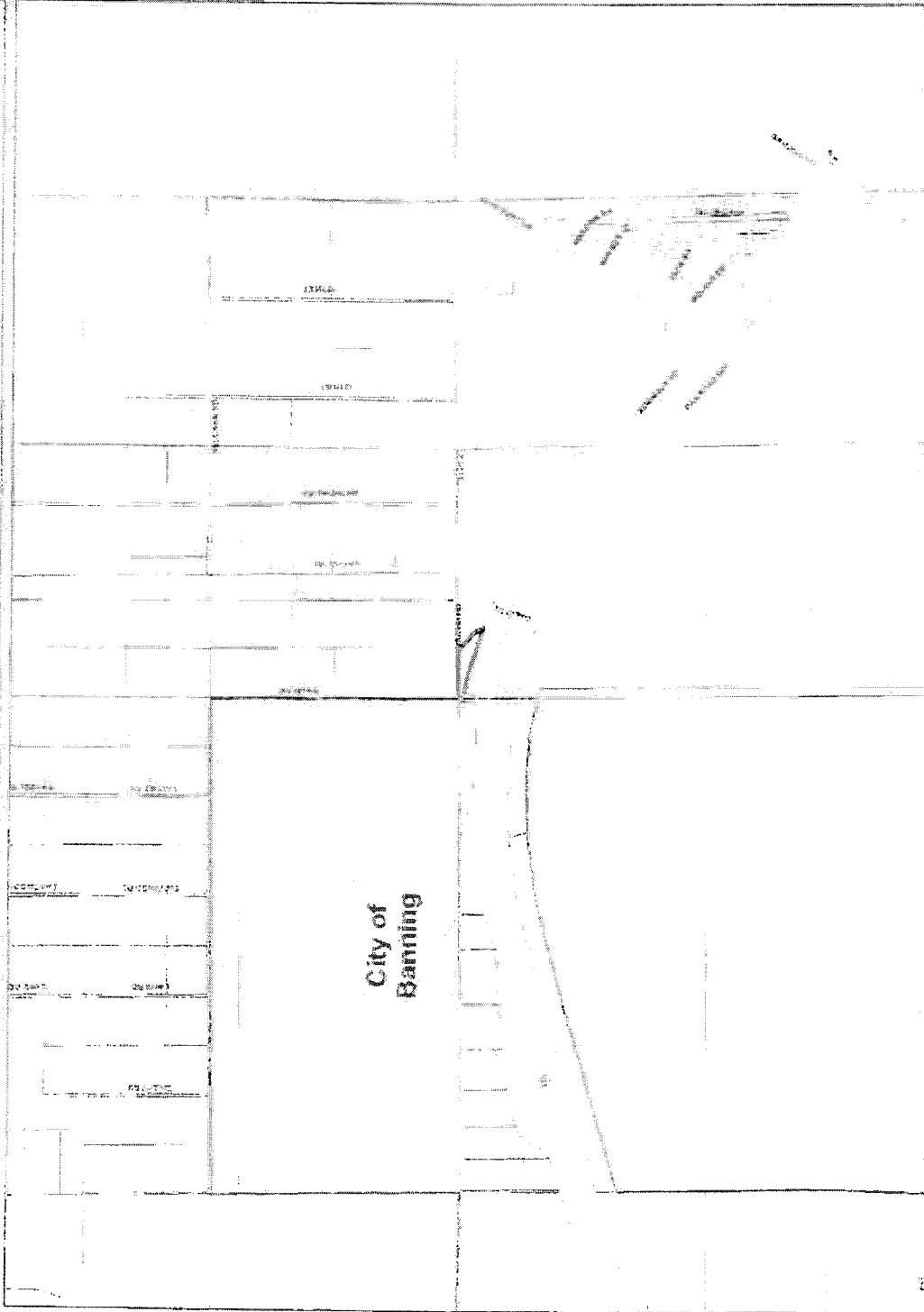
REPORT PRINTED ON: 8/28/2016 3:36:16 PM
 © Riverside County RCIT GIS



0 171 342 Feet



CUP03248R1



- Legend**
- City Boundaries
 - Cities
 - roads
 - freeways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Streams

Notes

THIS REPORT AND THE DATA HEREON ARE NOT TO BE USED FOR PURPOSES OTHER THAN THOSE FOR WHICH THEY WERE PREPARED. THE COUNTY OF RIVERSIDE MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY 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.

REPORT PRINTED ON: 6/29/2016 3:30:42 PM

© Riverside County RCIT GIS



0 2,000 4,000 Feet



**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: September 10, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor

5th District Supervisor
5th District Planning Commissioner
Banning Municipal Airport

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1– EA 42824 – Applicant/Representative: George Johns – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan –Community Commercial: Commercial Retail (CD:CR)- Location: North of Seminole Drive and east of Fields Road- 1.87 acres- Zoning: Scenic Highway Commercial (C-P-S): **REQUEST: The addition of an underground diesel tank and replacement of four (4) fuel dispensers at an existing convenience store and gas station. APNs: 519-110-039**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on September 24, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange, (951) 955-1417, Project Planner**, or e-mail at plange@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Addition of underground diesel tank and replacement of 4 fuel dispensers at existing gas station.

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 9.50 B.

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

CASE NUMBER: CUP0324PR DATE SUBMITTED: 8/6/2015

APPLICATION INFORMATION

Applicant's Name: George Johns West Wind Consulting, Inc. E-Mail: gjohn@chevron.com

Mailing Address: 8841 Atlanta Avenue, Suite 244
Huntington Beach, CA 92648 Street City State ZIP

Daytime Phone No: (714) 671-3470 Fax No: (714) 671-3232

Engineer/Representative's Name: George Johns E-Mail: gjohn@chevron.com

Mailing Address: 8841 ATLANTA AVE, SUITE 244
HUNTINGTON BEACH CA 92648
City State ZIP

ALTERNATE CONTACT - GREG JOHN 714-671-3265
Daytime Phone No: (714) 671-3470 Fax No: (714) 671-3232

Property Owner's Name: Chevron E-Mail: DOKelley@chevron.com

Mailing Address: P.O. Box 1362
Bakersfield, CA 93302 Street City State ZIP

Daytime Phone No: (925) 842-1822 Fax No: () _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

George Johns

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.

Darrin O'kelley

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 519-110-039

Section: _____ Township: _____ Range: _____

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of 48510 Seminole Drive, South of Martin Road, East of Fields Road, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2004, 722, H2

Project Description: (describe the proposed project in detail)

Addition of underground diesel tank and replacement of 4 fuel dispensers at existing gas station.

WITH EXISTING BEER & WINE SALES.

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s) CUP0324951 (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: _____

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) _____

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 81,597.55 sq. ft.

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

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

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

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

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

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

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1) _____

Date

7-24-15

Applicant (2) _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 85850.2 requires the owner or authorized agent for any development project to disclose whether:

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

Yes No

APPLICATION FOR LAND USE PROJECT

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

Yes No

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

Owner/Authorized Agent (1)

[Signature]

Date

7/21/15

Owner/Authorized Agent (2)

[Signature]

Date

7-24-15

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Chevron U.S.A., Inc., a Pennsylvania Corporation registered in the State of California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 519-110-039 ("PROPERTY"); and,

WHEREAS, on August 6, 2015, PROPERTY OWNER filed an application for Conditional Use Permit No. 3249 Revision No. 1 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. *Defense Cooperation.* PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. *Representation and Payment for Legal Services Rendered.* COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. *Payment for COUNTY's LITIGATION Costs.* Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. *Return of Deposit.* COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. *Notices.* For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Chevron U.S.A., Inc.
PO Box 1392
Bakersfield, CA 93302

7. *Default and Termination.* This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. *COUNTY Review of the PROJECT.* Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. *Complete Agreement/Governing Law.* This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. *Successors and Assigns.* The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

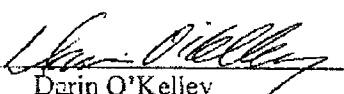
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss
Riverside County Planning Director

Dated: 10/27/16

PROPERTY OWNER:
Chevron U.S.A., Inc., a Pennsylvania Corporation
registered in the State of California

By: 
Darin O'Kelley
Real Property Officer

Dated: 10/18/16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY OF CONTRA COSTA)

ACKNOWLEDGEMENT

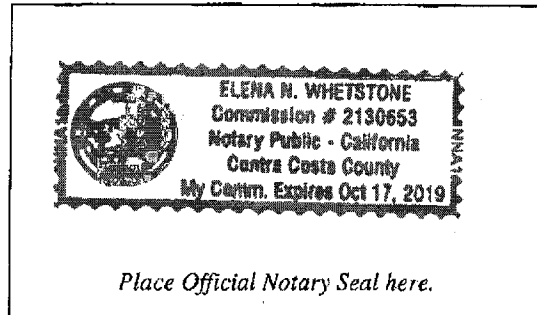
On October 18, 2016, before me, Elena N Whetstone, Notary Public, PERSONALLY APPEARED: Darin O'Kelley, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elena N Whetstone
Signature of Notary Public

My Commission Expires: Oct 17, 2019



OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 10/18/16
Number of Pages: 6 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signers

Signer's Name: Darin O'Kelley Signer's Name:
[] Corporate Officer - Title(s): Real Property Officer [] Corporate Officer - Title(s):
[] Partner - [] Limited [] General [] Partner - [] Limited [] General
[] Individual [] Attorney in Fact [] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator [] Trustee [] Guardian or Conservator
[] Other: [] Other:
Signer is Representing: Signer is Representing:

NOTICE OF PUBLIC HEARING

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:

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1 – Exempt from the California Environmental Quality Act (CEQA) – Applicant/Representative: George Johns – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Seminole Drive and easterly of Fields Road – 1.87 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The addition of an underground diesel tank and replacement of four (4) fuel dispensers within an existing convenience store and gas station.

TIME OF HEARING:	9:00 am or as soon as possible thereafter
DATE OF HEARING:	AUGUST 16, 2017
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501
ADDITIONAL TELECONFERENCE LOCATION FOR HEARING:	7908 NE LOOWIT LOOP # 52, VANCOUVER, WASHINGTON, 98662

For further information regarding this project please contact Project Planner David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rivco.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 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 this project is challenged in court, the issues may be limited to those 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: David Alvarez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/23/2017.

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

APN (s) or case numbers CUPO3249R1 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

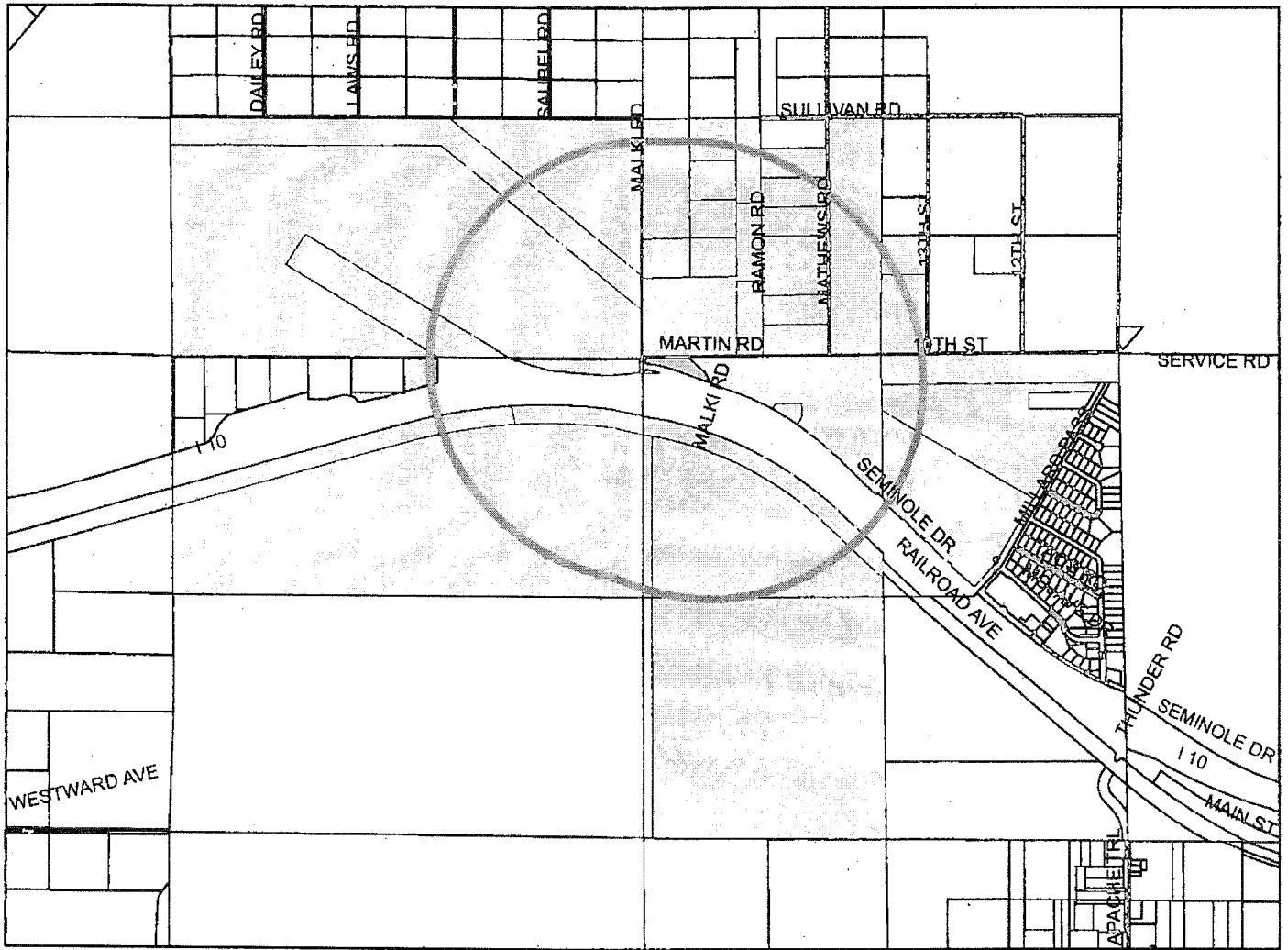
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CUP03249R1 (2400 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 519-110-038 | 519-110-044 | 519-110-046 | 519-110-039 | 532-080-006 | 519-110-035 | 519-110-009 | 519-110-015 | 519-170-005 | 532-090-011 |
| 519-110-016 | 519-110-017 | 532-090-017 | 532-090-018 | 519-110-018 | 519-060-003 | 519-060-004 | 519-060-005 | 519-060-011 | 519-060-014 |
| 519-060-015 | 519-060-017 | 519-060-018 | 519-070-008 | 519-070-011 | 519-070-014 | 519-070-015 | 519-090-005 | 519-070-013 | 519-070-010 |
| 519-070-012 | 519-060-016 | 519-090-006 | 532-090-014 | 532-090-015 | 532-080-001 | 532-080-004 | 532-080-005 | | |



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: 519060015, APN: 519060015
USA 519
UNKNOWN 09-03-81

ASMT: 519110039, APN: 519110039
CHEVRON USA INC
C/O PROP TAX DEPT
P O BOX 1392
BAKERSFIELD CA 93302

ASMT: 519060017, APN: 519060017
USA 519
US DEPT OF INTERIOR
WASHINGTON DC 21401

ASMT: 519110044, APN: 519110044
CHELSEA GCA REALTY PARTNERSHIP
C/O CHRISTY LESNY
P O BOX 6120
INDIANAPOLIS IN 46206

ASMT: 519060018, APN: 519060018
USA 519
UNKNOWN 09-11-80

ASMT: 519110046, APN: 519110046
CHELSEA GCA REALTY PARTNERSHIP
3001 S CRODDY WAY
SANTA ANA CA 92704

ASMT: 519070011, APN: 519070011
USA 519
UNKNOWN 07-13-84

ASMT: 519170005, APN: 519170005
RRM PROP LTD
P O BOX 3600
CORONA CA 92878

ASMT: 519090005, APN: 519090005
USA 519
BUREAU OF INDIAN AFFAIR US DEPT OF INTEF
P O BOX 2245
PALM SPRINGS CA 92262

ASMT: 532080005, APN: 532080005
USA MORONGO BAND CAHUILLA MISSION INC
11581 POTRERO RD
BANNING CA 92223

ASMT: 519110016, APN: 519110016
SOUTHERN CALIFORNIA GAS CO
C/O TAX DEPT
101 ASH ST NO HW07
SAN DIEGO CA 92101

ASMT: 532080006, APN: 532080006
LLOYD FIELDS
425 CASTLE PL
BEVERLY HILLS CA 90210

ASMT: 519110035, APN: 519110035
SYSTEM CAPITAL REAL PROP CORP, ETAL
1 MCDONALDS DR
OAK BROOK IL 60532

ASMT: 532090011, APN: 532090011
STEPHEN MALONE, ETAL
C/O STEPHEN MALONE
3429 BRITTAN AVE
SAN CARLOS CA 94070

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Use Avery® Template 5162®

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expose Pop-up Edge™



AVERY® 5962®

ASMT: 532090015, APN: 532090015
USA INDIAN RES 532
UNKNOWN

ASMT: 532090018, APN: 532090018
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

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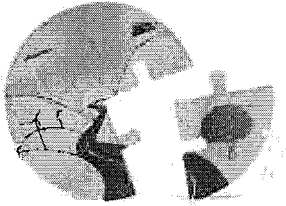
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révéler le rebord Pop-up™

www.avery.com
1-800-GO-AVERY

George Johns
8941 Atlanta Avenue, Suite 244
Huntington Beach CA 92646

Chevron USA Inc.
PO Box 1392
Bakersfield, CA 93302

West Wind Consulting/Chevron
Products Team
145 S. State College Blvd, Suite 500
Brea, CA 92821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409
 38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Conditional Use Permit 3249 Revision No. 1

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Seminole Drive, southerly of Martin Road, and on the easterly side of Fields Drive, Assessor's Parcel Number 519-110-039.

Project Description: The Conditional Use Permit proposes the addition of an approximately 10,000 gallon underground diesel tank and the replacement of four (4) existing fuel dispensers with four (4) new gasoline and diesel dispensers to an existing gasoline station.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: George Johns, 8941 Atlanta Avenue, Suite 244, Huntington Beach, CA 92646

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: A Class I exemption from CEQA consists of minor alterations of existing structures involving no expansion of the use beyond the existing use. The proposed project would allow a 10,000 gallon underground diesel tank and the replacement of four (4) existing fuel dispensers with four (4) gasoline and diesel dispensers to an existing gasoline station.

Dave Alvarez County Contact Person 951-955-5719 Phone Number

Signature Title Date
Project Planner July 12, 2017

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CUP No. 03249R1

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1501932

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: WEST WIND CONSULTING, INC \$50.00
paid by: CK 3701
paid towards: CFG06200 CALIF FISH & GAME: DOC FEE
CFG FOR CUP 3249R1 EA42824
at parcel #: 48320 SEMINOLE DR CABA
appl type: CFG3

By _____ Aug 06, 2015 09:45
JCMITCHE posting date Aug 06, 2015

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

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

Additional info at www.rctlma.org

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1- EA: 42824 - Applicant/Representative: George Johns - Fifth Supervisorial District - Pass and Desert Zoning District - The Pass Area Plan -Community Commercial: Commercial Retail (CD:CR)- Location: North of Seminole Drive and east of Fields Road- 1.87 acres- Zoning: Scenic Highway Commercial (C-P-S) REQUEST: The addition of an underground diesel tank and replacement of four (4) fuel dispensers at an existing convenience store and gas station. APNs: 519-110-039.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Chevron U.S.A., Inc., a Pennsylvania Corporation registered in the State of California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 519-110-039 ("PROPERTY"); and,

WHEREAS, on August 6, 2015, PROPERTY OWNER filed an application for Conditional Use Permit No. 3249 Revision No. 1 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. *Defense Cooperation.* PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. *Representation and Payment for Legal Services Rendered.* COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. *Payment for COUNTY's LITIGATION Costs.* Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. *Return of Deposit.* COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. *Notices.* For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Chevron U.S.A., Inc.
PO Box 1392
Bakersfield, CA 93302

7. *Default and Termination.* This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. *COUNTY Review of the PROJECT.* Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. *Complete Agreement/Governing Law.* This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. *Successors and Assigns.* The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. *Amendment and Waiver.* No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. *Severability.* If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. *Survival of Indemnification.* The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. *Interpretation.* The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. *Captions and Headings.* The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. *Jurisdiction and Venue.* Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. *Counterparts; Facsimile & Electronic Execution.* This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 10/27/16

PROPERTY OWNER:
Chevron U.S.A., Inc., a Pennsylvania Corporation
registered in the State of California

By: Darin O'Kelley
Darin O'Kelley
Real Property Officer

Dated: 10/18/16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY OF CONTRA COSTA)

ACKNOWLEDGEMENT

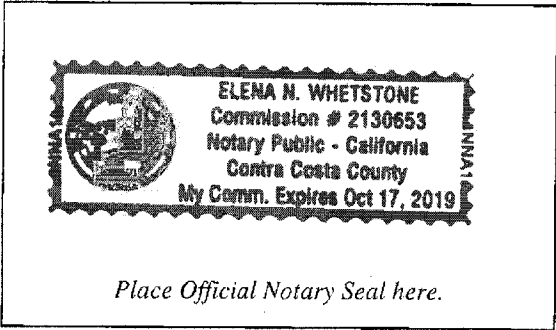
On October 18, 2016, before me, Elena N Whetstone, Notary Public, PERSONALLY APPEARED: Darin O'Kelley, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elena N Whetstone
Signature of Notary Public

My Commission Expires: Oct 17, 2019



OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 10/18/16

Number of Pages: 6 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signers

Signer's Name: Darin O'kelley
[checked] Corporate Officer - Title(s): Real Property Officer
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:

Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 16, 2017**

I. AGENDA ITEM 1.1

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30908 – Applicant: ERP Holding Co., Inc c/o Cydney White – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Spring Street, westerly of Mt. Vernon Avenue, and northerly of Palmyrita Avenue – 105.15 Acres – Zoning: Specific Plan (S-P) No. 330 – Planning Area: 1 – Approved Project Description: Subdivision of 105.15 acres into 437 residential lots with a minimum lot size of 5,000 sq. ft., 11 open space lots, and two (2) park sites.

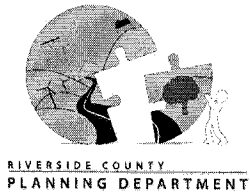
II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 30908, extending the expiration date to December 21, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Kroencke, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Shaffer Absent)

APPROVED - Third Extension of Time Request for Tentative Tract Map No. 30908, extending the expiration date to December 21, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 16, 2017**

I. AGENDA ITEM 1.2

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30909 – Applicant: ERP Holding Co., Inc c/o Cydney White – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Pigeon Pass Road, southerly of E. Center Street, easterly of Mt. Vernon Avenue, and westerly of Riverside Avenue – 78.8 Acres – Zoning: Specific Plan No. 330 – Approved Project Description: Subdivision of 78.8 gross acres into 213 residential lots with a 4,000 sq. ft. minimum lot size, 10 open space lots, one (1) 33.45 acre park, and one (1) 1.38 acre reservoir.

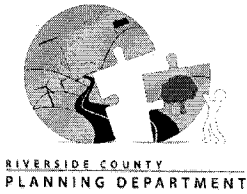
II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 30909, extending the expiration date to December 21, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Kroencke, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Shaffer Absent)

APPROVED - Third Extension of Time Request for Tentative Tract Map No. 30909, extending the expiration date to December 21, 2017.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 16, 2017**

I. AGENDA ITEM 1.3

PLOT PLAN NO. 25752 – Receive & File – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, Core Development Services – Owner Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC- VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture – One Acre Minimum (A-1-1).

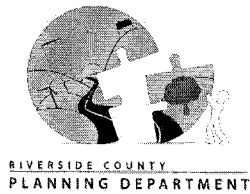
II. PROJECT DESCRIPTION:

Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with 12 panel antennas, 12 Remote Radio Units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) Global Positioning Satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Kroencke, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Shaffer Absent)

RECEIVED AND FILED.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 16, 2017**

I. AGENDA ITEM 1.4

FIRST EXTENSION OF TIME REQUEST for **TENTATIVE PARCEL MAP NO. 33530** – Applicant: MIG, Inc. c/o Dierdre McCollister – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) (0.25 – 0.60 FAR) – Location: Northerly of Nuevo Road, southerly of Orange Avenue, easterly of Webster Avenue, and westerly of Interstate 215 (I-215) – 63.49 Acres – Zoning: Industrial Park (I-P) – Approved Project Description: Subdivide 63.49 gross acres into 24 industrial parcels with a minimum lot size of 0.80 gross acres, and two (2) treatment basins within lots four (4) and 24.

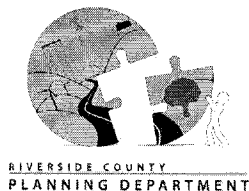
II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 33530 extending the expiration date to June 19, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Kroencke, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Shaffer Absent)

CONTINUED to September 6, 2017.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 16, 2017**

I. AGENDA ITEM 4.1

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1 – Exempt from the California Environmental Quality Act (CEQA) – Applicant/Representative: George Johns – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Seminole Drive and easterly of Fields Road – 1.87 acres – Zoning: Scenic Highway Commercial (C-P-S).

I. PROJECT DESCRIPTION:

The addition of an underground diesel tank and replacement of four (4) fuel dispensers within an existing convenience store and gas station.

II. MEETING SUMMARY:

The following staff presented the subject proposal: Principal Planner John Hildebrand for Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Spoke in favor:

Greg Hohn, Applicant Representative, 8941 Atlanta Avenue Suite 2, Huntington Beach, 92646

No one spoke in opposition or in a neutral position:

III. CONTROVERSIAL ISSUES:

None.

IV. PLANNING COMMISSION ACTION:

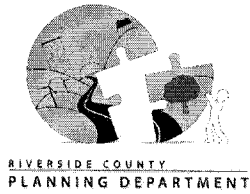
Public Comments: Closed

Motion by Commissioner Kroencke, 2nd by Commissioner Sanchez

A vote of 4-0 (Commissioner Shaffer Absent)

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Conditional Use Permit No. 3249 Revision No. 1, subject to conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 16, 2017**

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 2876 REVISION NO. 2 – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Vincent Graves – First Supervisorial District – South Elsinore Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) (0.25 to 0.35 FAR) – Location: Southerly of Grand Avenue, westerly of Verde Place, and easterly of Kathryn Way – 1.53 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** . .

II. PROJECT DESCRIPTION:

A Conditional Use Permit modification to remove a Condition of Approval pertaining to the lifespan of the previously approved Village Equipment Rentals business.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rcilma.org.

No one spoke in favor, opposition or neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Kroencke, 2nd by Commissioner Sanchez

A vote of 4-0 (Commissioner Shaffer Absent)

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Conditional Use Permit No. 2876 Revision No. 2, subject to conditions of approval



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I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/24/2017

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Date: November 24, 2017

At: Riverside, California


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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY, ON A CONDITIONAL USE PERMIT REVISION IN THE PASS AND DESERT AREA, FIFTH SUPERVISORIAL DISTRICT AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing 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, December 5, 2017 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by George Johns, on **Conditional Use Permit No. 3249 Revision No. 1**, which proposes the addition of an underground diesel tank and replacement of four (4) fuel dispensers of an existing convenience store and gas station ("the project"). The project is located north of Seminole Drive and east of Fields Road in the Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

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 DAVID ALVAREZ, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL daalvarez@rivco.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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at LWagner@rivco.org, at least 72 hours prior to the hearing.

Dated: November 17, 2017 Kecia Harper-Thern, Clerk of the Board
By: Cecilia Gil, Board Assistant

11/24