

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



**ITEM
1.7
(ID # 6812)**

FROM : TLMA-PLANNING:

**MEETING DATE:
Tuesday, May 22, 2018**

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 3774 and ADOPT THE NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 43027 – Owner/Applicant: CFJ Plaza Co. (Attn: Travis P. Vincent) – Eng./Rep: Core States Group – Fourth Supervisorial District – Thousand Palms Zoning District - Western Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) - Location: North of Ramon Road, west of Varner Road, east of Bob Hope Drive – 5.01 Acres - Zoning: Scenic-Highway Commercial (C-P-S) Conditional Use Permit (CUP) No. 3774 proposes to re-entitle an existing automobile and truck travel center previously approved under Plot Plan No. 9439 and to entitle multiple newly proposed uses described below. The automobile and truck travel center includes an approximate 9,000-square-foot convenience store building up to 16-feet in height; vehicle and truck fuel sales with two (2) fuel canopies up to 18 feet in height totaling approximately 7,000 square feet with approximately 24 fuel dispensers; a 1,000 gallon above-ground liquid petroleum propane tank; 20 automobile parking spaces, two (2) ADA spaces, and 63 truck parking spaces; a truck scale; and alcoholic beverage sales of beer and wine for off-premises consumption. CUP No. 3774 also proposes the following new uses: the installation of a 12,000 gallon bio-diesel above-ground storage tank (AST) and three (3) 12,000-gallon above-ground AST diesel tanks up to approximately 13 feet in overall height with associated piping. CUP No. 3774 proposes a chain link fence enclosure and fuel injection shed associated with the ASTs. CUP No. 3774 also proposes the conversion of three (3) existing underground diesel tanks to gasoline tanks. [Applicant fees 100%.]

ACTION: Consent

Charissa Leach, Assistant TLMA Director

5/3/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: May 22, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on March 7, 2018.

The Planning Department recommended approval and adopted a Negative Declaration for Environmental Assessment No. 43027 based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment, and approved Conditional Use Permit No. 3774, subject to the required conditions of approval and based upon the findings and conclusions provided in the staff report.

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 (CUP) No. 3774 proposes to re-entitle an existing automobile and truck travel center previously approved under Plot Plan No. 9439 and to entitle multiple newly proposed uses including the installation of a 12,000 gallon bio-diesel above-ground storage tank (AST) and three (3) 12,000-gallon above-ground AST diesel tanks up to approximately 13 feet in overall height. CUP No. 3774 proposes a chain link fence enclosure and fuel injection shed associated with the ASTs. CUP No. 3774 also proposes the conversion of three (3) existing underground diesel tanks to gasoline tanks. CUP No. 3774 replaces Plot Plan No. 9439 for APN 650-090-026 only. Plot Plan No. 9439 shall remain valid for the existing hotel and fast food restaurant located on adjoining APNs 650-090-027 and 650-090-025, which are both under separate ownership and are not part of proposed CUP No. 3774.

The project site is located north of Ramon Road, west of Varner Road, east of Interstate 10 in Thousand Palms on a 5.06-acre site in Thousand Palms.

CUP No. 3774 was approved at the March 7, 2018, Planning Commission meeting in Riverside. Staff also provided a Memorandum dated March 7, 2018, with modifications to the staff report including an Updated Business Plan that was received on March 5, 2018; added Conditions of Approval (COAs) Advisory Notification Document (AND) Planning.19-Accessory Uses, AND Planning.21-No Truck Sales amended AND Planning.22-Undeveloped Void Date; deleted recommended COAs for Reciprocal Access Easements 80.Planning.5 & 90.Planning.11; and provided a Public Comment Letter dated February 23, 2018, which documents are attached in the PLANNING COMMISSION STAFF REPORT dated November 15, 2017.

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

At the March 7, 2018, public hearing, the Planning Commission further modified Condition of Approval AND Planning.22--Undeveloped Void Date as follows:

“In the event the bio-diesel above ground storage tank and the three above ground AST diesel tanks are not installed and operating by July 1, 2023, the installation and operation of these four (4) above ground diesel tanks shall not be allowed under Conditional Use Permit No. 3774. The other uses, however, allowed under Conditional Use Permit No. 3774, including the automobile and truck fuel sales, the 1,000 gallon above ground petroleum propane tank, the 9,000 square foot convenience store, 20 parking spaces, 2 ADA parking spaces, 63 truck parking spaces, truck scale and the sale of beer and wine for off-site consumption may continue operating in accordance with Conditional Use Permit No. 3774, the associated conditions of approval and all applicable Riverside County ordinances, including but not limited to, Ordinance No. 348.”

The Planning Commission also added Condition of Approval 90.Planning.11 (Extend Fencing) as follows:

“The chain-link fence enclosure for the four (4) above ground fuel storage tanks shall be extended to be around the entire perimeter of the above ground fuel tanks and associated equipment area including entirely around the bio-injection shed and spill-containment boxes. The entire perimeter of the chain-link fence enclosure shall also include plastic lath within the chain-link fence with minimum 80% screen coverage.”

The project was also presented for informational purposes to the Thousand Palms Community Council on September 28, 2017, and March 29, 2018. Information provided to the Community Council included an overview of the mandatory design and safety measures and the developer's business plan for the proposed above ground fuel, tanks including required compliance with California Building and Fire Prevention Codes.

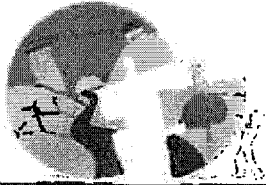
The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice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

Impact on Residents and Businesses

The impacts of this project have been evaluated through the discretionary review process through the Planning Department and the project approval by the Planning Commission at the March 7, 2018, public hearing.


Scott Bruckner 5/14/2018


Gregory V. Priapros, Director County Counsel 5/3/2018



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.:

4.1

Planning Commission Hearing: March 7, 2018

PROPOSED PROJECT

Case Number(s):	Conditional Use Permit No. 3774	Applicant: Flying J Pilot
Select Environ. Type	Negative Declaration	
Area Plan:	Western Coachella Valley	Representative: Travis P. Vincent
Zoning Area/District:	Thousand Palms District	
Supervisory District:	Fourth District <i>K60</i>	
Project Planner:	Jay Olivas	
Project APN(s):	650-090-026	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The project site is located north of Ramon Road, west of Varner Road, east of Interstate 10 in Thousand Palms on a 5.06-acre site. The application being considered is as follows:

Conditional Use Permit (CUP) No. 3774 proposes to re-entitle an existing automobile and truck travel center previously approved under Plot Plan No. 9439 and to entitle multiple newly proposed uses described below. The automobile and truck travel center includes an approximate 9,000-square-foot convenience store building up to 16-feet in height; vehicle and truck fuel sales with two (2) fuel canopies up to 18 feet in height totaling approximately 7,000 square feet with approximately 24 fuel dispensers; a 1,000 gallon above-ground liquid petroleum propane tank; 20 automobile parking spaces, two (2) ADA spaces, and 63 truck parking spaces; a truck scale; and alcoholic beverage sales of beer and wine for off-premises consumption. CUP No. 3774 also proposes the following new uses: (1) installation of a 12,000 gallon bio-diesel above-ground storage tank (AST) and three (3) 12,000-gallon above-ground AST diesel tanks up to approximately 13 feet in overall height with associated piping. CUP No. 3774 also proposes a chain link fence enclosure and fuel injection shed associated with the ASTs. CUP No. 3774 also proposes the conversion of three (3) existing underground diesel tanks to gasoline tanks. CUP No. 3774 replaces Plot Plan No. 9439 for APN 650-090-026 only. Plot Plan No. 9439 shall remain valid for the existing hotel and fast food restaurant located on adjoining APNs 650-090-027 and 650-090-025, which are both under separate ownership and are not part of proposed CUP No. 3774.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43027**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CONDITIONAL USE PERMIT NO. 3774, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CD:CR 0.20 – 0.35 FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Commercial Retail
East:	Commercial Retail; Light Industrial
South:	Commercial Retail
West:	Light Industrial
Existing Zoning Classification:	Commercial Scenic Highway (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	C-P-S
East:	Manufacturing-Service Commercial (M-SC)
South:	C-P-S
West:	Controlled Development Areas (W-2)
Existing Use:	Automobile/Truck Stop/Convenience Store
Surrounding Uses	Commercial, Industrial, Vacant Land, Interstate 10
North:	Existing Hotel
South:	Fast Food Restaurant
East:	Industrial Land
West:	Interstate 10

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	5.01	No Minimum Lot Size
Existing Building Area (SQFT):	16,000	No Maximum Lot Coverage
Proposed Building Area (SQFT):	4 x 12,000 gallon fuel tanks	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Floor Area Ratio:	0.10	FAR 0.20 – 0.35
Building Height (FT):	18 feet	50 feet
Proposed Minimum Lot Size:	N/A	N/A
Total Proposed Number of Lots:	N/A	N/A
Map Schedule:	N/A	

Parking:

<i>Type of Use</i>	<i>Building Area (In SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Auto/Truck Stop		1 space per 200 square feet	63	63
TOTAL:				

Located Within:

City's Sphere of Influence:	City of Cathedral City
Community Service Area ("CSA"):	No
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	Yes – Thousand Palms
Area Drainage Plan:	Yes – Whitewater River Basin Flood Control Project
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes (Moderate) – Thousand Palms
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes (Zone B) – Thousand Palms
CVMSHCP Conservation Boundary:	Yes – No Conservation Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

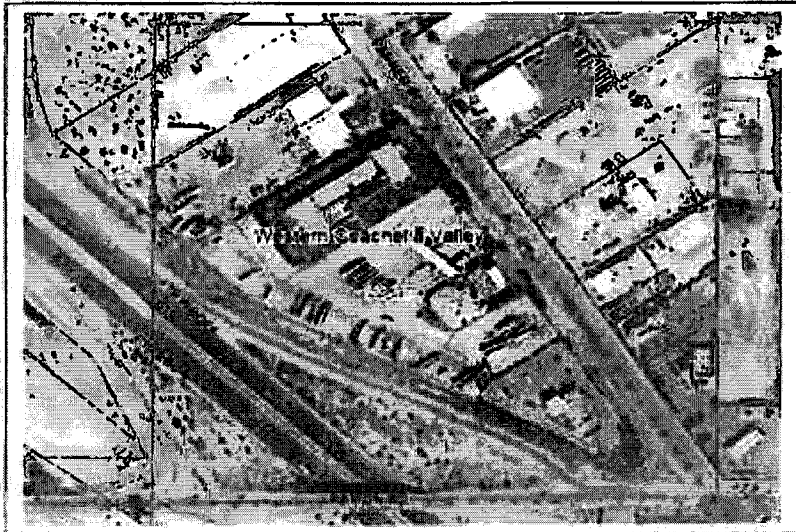


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background: The current project site contains an existing automobile/truck stop with convenience store with beer and wine sales for off-premises consumption. These uses were originally approved under Plot Plan No. 9439 in 1987 on a five (5) acre portion of a 15-acre site. PP No. 9439 also included a fast food restaurant and hotel which were constructed as part of the overall commercial center on the remaining 10 acres. The 15 acres of land was subsequently subdivided under Parcel Map No. 20851 in 1987. The existing automobile/truck stop is located on Parcel 2 of recorded PM20851.

The existing project site has a common lot line with McDonalds Corporation which shared an existing pylon sign previously approved under Variance Case No. 1484 in 1987 which is not affected by proposed CUP No. 3774 and is to remain as currently existing.

The existing project site of five-acres includes driveways and parking lot spaces on immediately adjoining properties owned by the McDonalds Corporation and the Red Roof Inn Corporation. Prior references allow this parking encroachment. CUP No. 3774 also contains a Condition of Approval for Reciprocal Access Easement (COA 80.Planning.5-CC&R Reciprocal Easement), which would formalize and continue to allow this shared parking arrangement.

No evidence of existing recorded Reciprocal Access easements were located, but the commercial center includes existing truck parking and driveways within adjoining parcels which has occurred and been accepted continuously by the affected land owners since approximately 1987.

Notification letters regarding AB 52 were also mailed out to various local tribes on June 27, 2017. No request to consult was received regarding AB 52. The Twenty-Nine Palms Band of Mission Indians letter of June 27, 2017 indicated no tribal cultural resources on the project site, and the Agua Caliente Band of Cahulla Indians letter dated July 12, 2017 indicated no impact to cultural resources. Consultation was subsequently concluded.

ENVIRONMENTAL REVIEW AND FINDINGS

An Initial Study (IS), Environmental Assessment No. 43027, and Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County and determines that the proposed project could not have a significant effect on the environment. A Notice of Intent to Adopt a Negative Declaration was prepared, and the Negative Declaration was made available for public review per the CEQA Statute and Guidelines Section 15105 for at least 20 days. The project as proposed and conditioned will not result in any potentially significant environmental impacts, and no mitigation is necessary.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

- 1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.**
- 2. The overall development of the land will not be detrimental to the public health, safety or general welfare of the community, since as detailed in the Initial Study and Negative Declaration prepared for the project, the project would not have a significant impact on the environment.**
- 3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the project is located in a commercial retail area which includes land uses such as existing hotel, truck wash, restaurants, storage yards and contractor yards. Additionally, the proposed project would not inhibit potential development of surrounding areas.**
- 4. The project is located along Varner Road (128' right-of-way). Due to existing road improvements including curbs, gutters, and sidewalks, at the project's location in Thousand Palms in an existing extensive urban area, no additional right-of-way dedications or improvements are recommended for the project, as indicated by Conditions of Approval (COAs) in the Advisory Notification Document (AND) 10.TRANSPORTATION.1-No Additional On-site R-O-W / 10.TRANSPORTATION.2-No Additional Road Improvements.**
- 5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project does not propose sale of multiple buildings on one existing parcel, but the project is conditioned under COA AND 10.PLANNING. 8-Land Division required should any future land divisions be proposed.**
- 6. The site is located within the Thousand Palms Flood Control Project. Due to existing drainage improvements such as Varner Road and existing landscape areas, and since project has existed since 1987, and new fuel tank pad area being limited to 3,300 square feet approximately with**

elevated steel platform for maintenance personnel and being approximately 1-foot above flood depth, no further drainage improvements are required.

7. The proposed land use, as an existing automobile and truck travel center with addition of four (4) above ground fuel tanks, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) Zone in that:
 - I. The proposed project's building heights are allowed up to 50 feet in this zone and the maximum height of the existing convenience store building is up to approximately 16 feet and existing fuel canopies are up to approximately 18-feet in height, below the height limit allowed by the C-P-S zone, as indicated in Section 9.53c. of Ordinance No. 348.
 - II. The proposed project's travel center buildings are not subject to yard requirements (setbacks) since all buildings do not exceed 35 feet in height in accordance with Section 9.53b. of Ordinance No. 348.
 - III. Automobile storage spaces are provided in accordance with Section 18.12 of Ordinance No. 348 in that the proposed project provides 20 existing vehicle parking spaces including two (2) parking spaces for the disabled, and 63 truck parking spaces, with the reduction of approximately four (4) truck parking spaces to accommodate proposed additional above ground diesel tanks.
 - IV. The proposed project is conditioned to screen all roof mounted equipment as required in Section 9.53e. of Ordinance No. 348 in accordance with COA 90.PLANNING.4-Roof Equipment Shielding.
 - V. Existing freestanding signage at 60 feet in height up to 500 square feet in area exceeds size limits as indicated by Section 19.4e of Ordinance No. 348, however, this signage was previously approved under Variance Case No. 1484 at the existing commercial center with no change proposed.

Other Findings:

1. The project site has a land use designation of "Commercial Retail" (C-R) on the Western Coachella Valley Area Plan
2. The proposed land use as an existing automobile and truck travel center with addition of four (4) above-ground fuel tanks is consistent with the Commercial Retail (C-R) Land Use designation because since these type facilities are local and regional serving retail and service land uses as specifically identified under C-R.
3. The project site is surrounded by properties, which are designated Commercial Retail and Light Industrial to the north and east, Commercial Retail to the south, and Light Industrial to the west.
4. The zoning classification for the subject site is Scenic Highway Commercial (C-P-S).
5. The site contains an existing automobile and truck travel center with 96,000 gallons of existing fuel tanks with proposed addition of four (4) above ground fuel tanks totaling approximately 48,000 gallons of additional diesel fuel capacity.

6. The proposed project with recommendation for an undeveloped void date of July 1, 2023 as it applies to any undeveloped portion or any undeveloped phases on the property in accordance with COA AND 10.PLANNING. 20-Undeveloped Void Date.
7. The proposed project is permitted in the C-P-S zone with the approval of a CUP as conditioned, including the conditions relating to the perimeter treatment such as chain link fencing, varied roof lines, and existing desert landscaping.
8. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S), Manufacturing-Service Commercial (M-SC), Industrial Park (I-P), and Controlled Development Areas (W-2).
9. The proposed project will maintain consistency with the objectives of Type 20 – Off-Sale beer and wine ABC licensing requirements for the existing convenience store as indicated by COA AND 10. Planning.18— ABC20 Off-Sale Beer/Wine.
10. Per email communication with the California Alcoholic Beverage Control Board (ABC) dated December 20, 2017, a Public Necessity and Convenience finding is not required since existing license is valid and no change to existing alcohol sales is proposed.
11. The proposed project is conditionally consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 such as only beer and wine is allowed to be sold in conjunction with fuel sales, and no drive-in window is present or proposed to be installed for the sale of alcoholic beverages in accordance with Section 18.48.
12. The proposed project is not located within 1,000 feet of any school, public-park or playground, or established place of religious worship.
13. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention maintenance measure such as driveway entrances, fire lanes and fire extinguishers as outlined in Conditions of Approval 80.FIRE.1,2,3-Prior to Permit.
14. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in COA AND 10.Planning.19-Mt. Palomar Lighting Area.
15. Existing domestic water and sewer services are supplied by Coachella Valley Water District in accordance with transmittal letter dated July 3, 2017.
16. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for new above ground tanks portion shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement.
17. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out to various local tribes on June 27, 2017. No request to consult was received regarding AB 52. The

Twenty-Nine Palms Band of Mission Indians letter of June 27, 2017 indicated no tribal cultural resources on the project site and the Agua Caliente Band of Cahuilla Indians letter dated July 12, 2017 indicated no impact to cultural resources, therefore there was no further interest in the project.

18. The findings of the initial study performed pursuant to Environmental Assessment No. 43027 are incorporated herein by reference and are attached to the staff report. As demonstrated in the initial study, the proposed project will not have a significant effect on the environment, there is no evidence that the project will have a potential for adverse effects on wildlife resources, and no mitigation is required.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 1,000 feet of the proposed project site. As of the writing of this report, Planning Staff has received no communications from the general public.

The project is located within the Sphere of Influence (SOI) of the City of Cathedral City. Project information was forwarded to the City of Cathedral City. The City's email communication of September 26, 2017 indicated no comment. The project was also presented for informational purposes to the Thousand Palm Community Council on September 28, 2017 including comments to ensure safety code compliance which the project has been conditioned such as under the California Fire Code and County Ordinance No. 787.

APPEAL INFORMATION

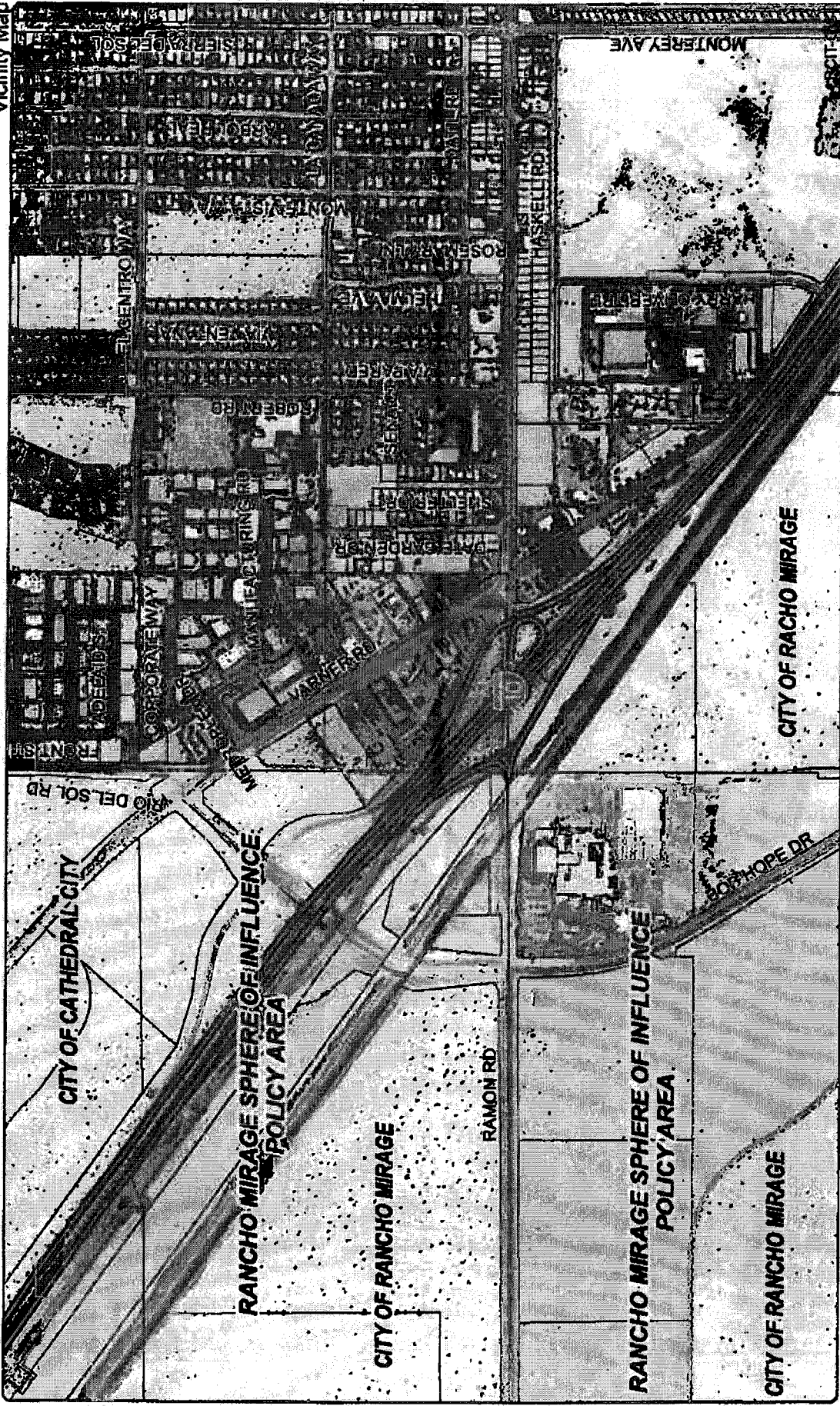
The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within ten days after the notice of decision appears on the Board's agenda, accompanied by the fee set forth in Ordinance No. 671

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03774**

Supervisor: Perez
District 4

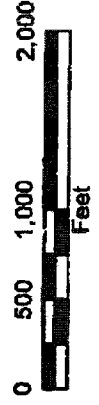
Date Drawn: 01/23/2018
Vicinity Map

VICINITY/POLICY AREAS



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



REPRODUCTION: On October 7, 2008, the County of Riverside adopted a new General Plan and Map for Designation, Enforcement and Review of the Rancho Mirage Sphere of Influence. The Rancho Mirage Sphere of Influence is a policy area that is subject to the County's General Plan and Map for Designation, Enforcement and Review of the Rancho Mirage Sphere of Influence. The Rancho Mirage Sphere of Influence is a policy area that is subject to the County's General Plan and Map for Designation, Enforcement and Review of the Rancho Mirage Sphere of Influence. The Rancho Mirage Sphere of Influence is a policy area that is subject to the County's General Plan and Map for Designation, Enforcement and Review of the Rancho Mirage Sphere of Influence.

RIVERSIDE COUNTY PLANNING DEPARTMENT

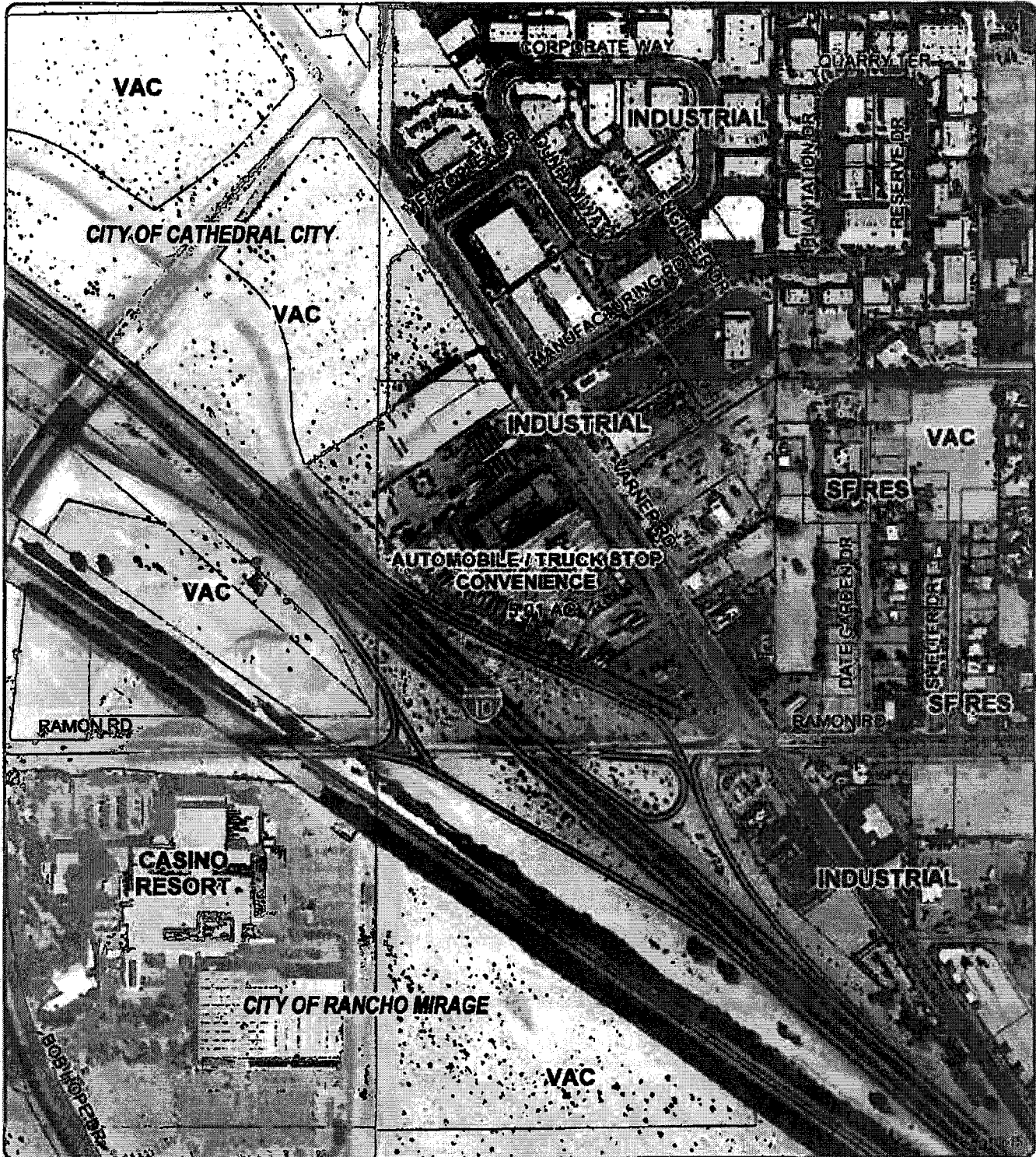
CUP03774

LAND USE

Supervisor: Perez
District 4

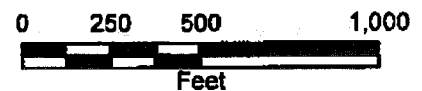
Date Drawn: 01/23/2018

Exhibit 1



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)855-3200 (Western County) or in Palm Desert at (760)855-8277 (Eastern County) or Website <http://planning.sosnetos.ca.gov>

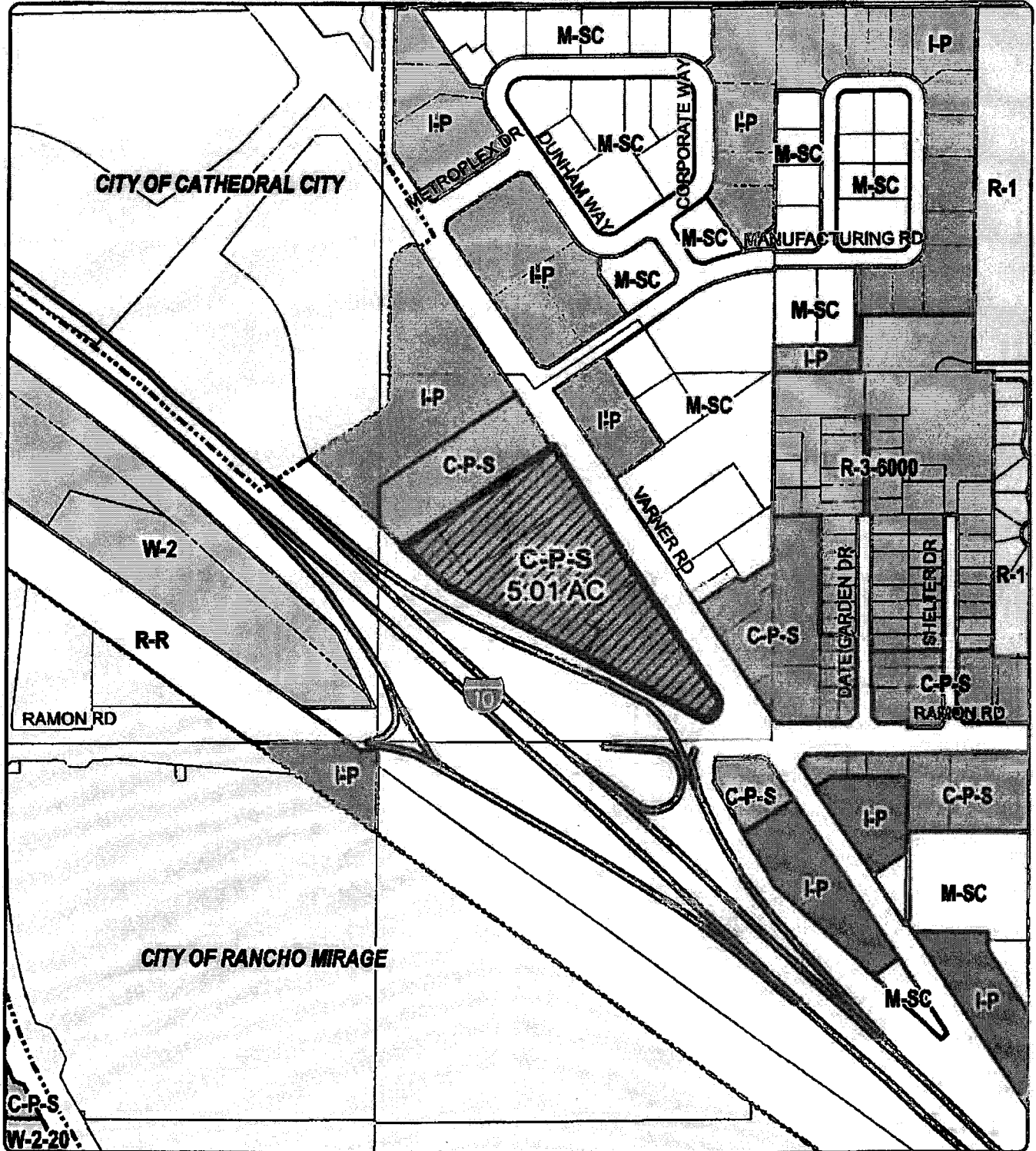
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03774

EXISTING ZONING

Supervisor: Perez
District 4

Date Drawn: 01/23/2018
Exhibit 2



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)868-6277 (Eastern County) or Website: <http://www.co.riverside.ca.gov>

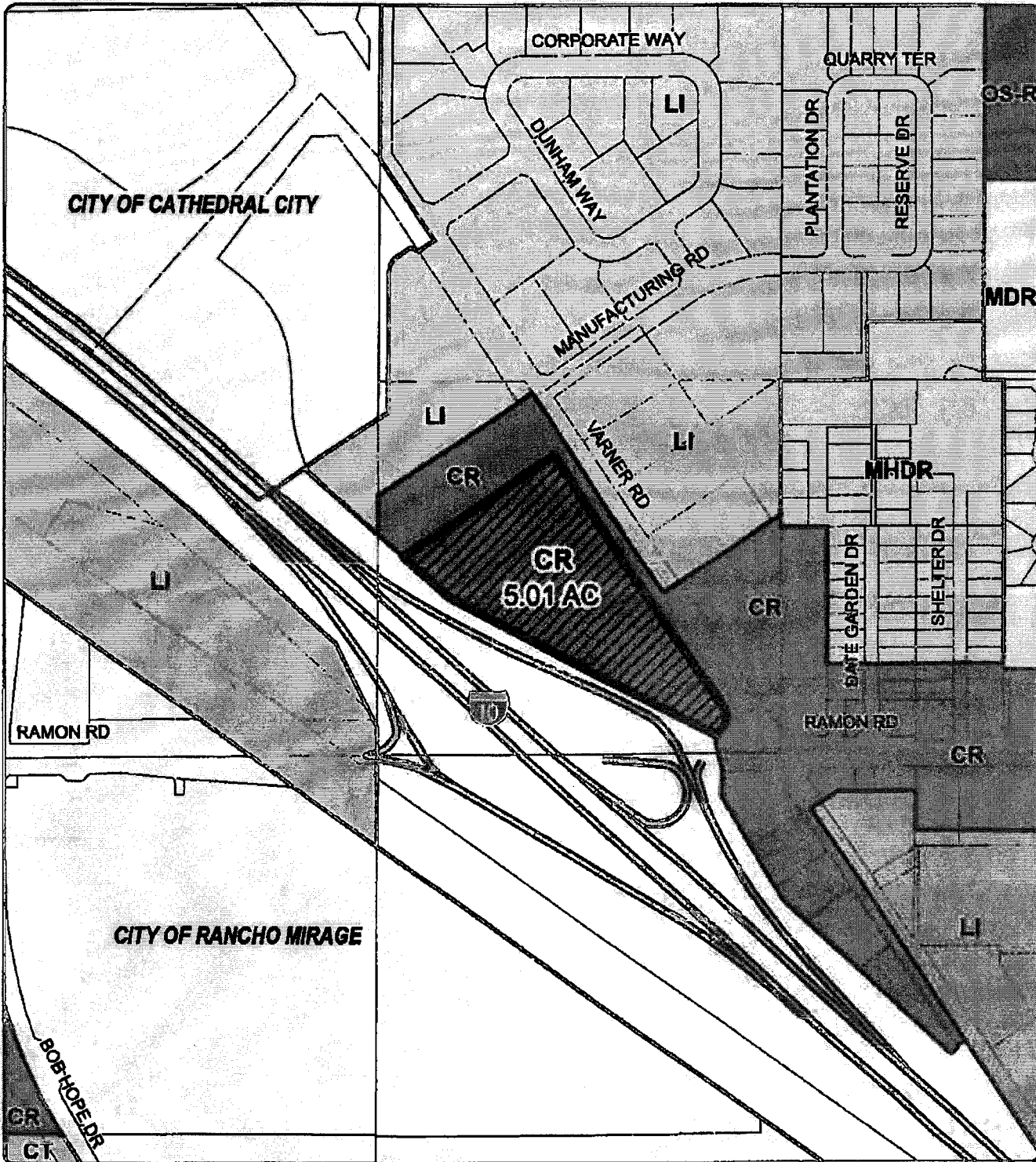
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03774

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

Date Drawn: 01/23/2018
Exhibit 5



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen

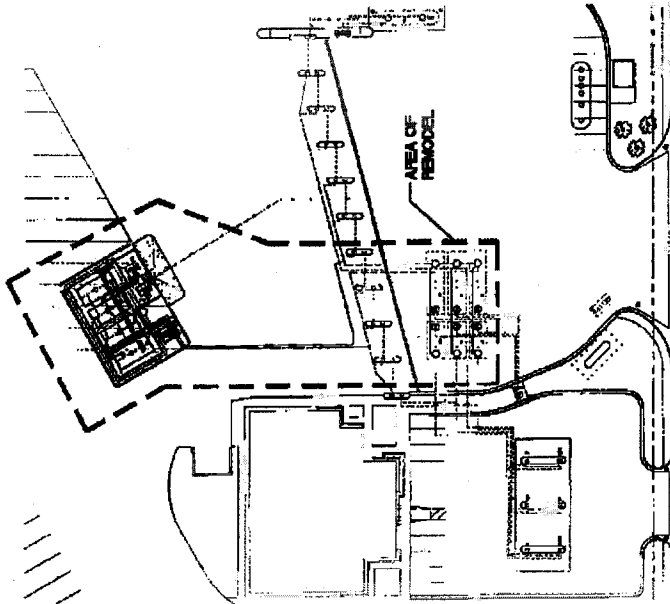


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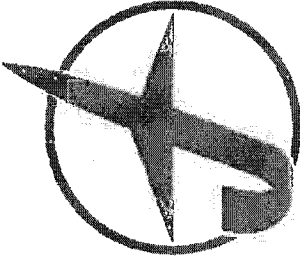
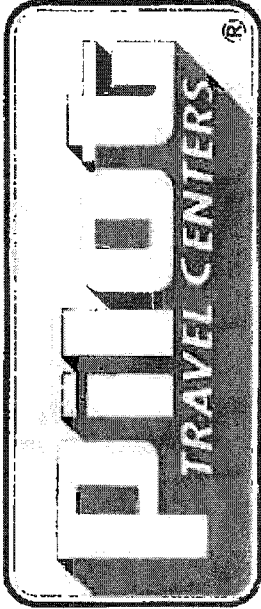
DRAWING INDEX

PROJECT NOTES
 1. SEE PLAN FOR ALL ELECTRICAL SYMBOLS AND CONNECTIONS.
 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
 3. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
 4. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
 5. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70E SAFETY PRACTICES.
 6. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE OSHA SAFETY REGULATIONS.
 7. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEEE SAFETY PRACTICES.
 8. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC SAFETY PRACTICES.
 9. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC 60364 SAFETY PRACTICES.
 10. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC 60364-4-41 SAFETY PRACTICES.
 11. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC 60364-4-41-1 SAFETY PRACTICES.
 12. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC 60364-4-41-1-1 SAFETY PRACTICES.
 13. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC 60364-4-41-1-1-1 SAFETY PRACTICES.
 14. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC 60364-4-41-1-1-1-1 SAFETY PRACTICES.
 15. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC 60364-4-41-1-1-1-1-1 SAFETY PRACTICES.
 16. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC 60364-4-41-1-1-1-1-1-1 SAFETY PRACTICES.
 17. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC 60364-4-41-1-1-1-1-1-1-1 SAFETY PRACTICES.
 18. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC 60364-4-41-1-1-1-1-1-1-1-1 SAFETY PRACTICES.
 19. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC 60364-4-41-1-1-1-1-1-1-1-1-1 SAFETY PRACTICES.
 20. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC 60364-4-41-1-1-1-1-1-1-1-1-1-1 SAFETY PRACTICES.

SITE ELECTRICAL
 1. SEE PLAN FOR ALL ELECTRICAL SYMBOLS AND CONNECTIONS.
 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
 3. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
 4. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
 5. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70E SAFETY PRACTICES.
 6. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE OSHA SAFETY REGULATIONS.
 7. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEEE SAFETY PRACTICES.
 8. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC SAFETY PRACTICES.
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 20. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE IEC 60364-4-41-1-1-1-1-1-1-1-1-1-1 SAFETY PRACTICES.



SITE KEY PLAN - FOR REFERENCE ONLY
 1" = 30'



PILOT TRAVEL CENTER #765
 72235 VARNER ROAD
 THOUSAND PALMS, CA 92276

PROJECT SCOPE

1. INSTALL THREE (3) 200 GALLON AIR LIFT BRD TANK AND 20 HPF 2500 GALLON HOT DIESEL TANK.
2. INSTALL BRD ELECTRONIC SWITCH.
3. TRF INTO EXISTING CEMENT LINES WITH EXTENSION TO AND FROM BRD ALUMINUM SYSTEM.
4. SYSTEM, CALIBRATION, AND LINE TORQUES TESTING OF FUEL LINE ADDITION.
5. INSTALLATION AND COMMISSION OF ALL ELECTRICAL EQUIPMENT'S PER INSTRUCTION BOOKS AND MONITORING EQUIPMENT.
6. CONVERT EXISTING DIESEL INTO TO GASOLINE.

DEVELOPED BY:

PILOT TRAVEL CENTERS LLC
 DESIGN DEPARTMENT
 3608 LONAS DRIVE
 KNOXVILLE, TENNESSEE 37909
 (865) 588-7488

PROJECT CONTACT

JERROD HERRON
 PROJECT MANAGER

ENGINEERS AND CONSULTANTS

DAVID M. LEIFFER, P.E.
 MECHANICAL ENGINEER
 JOHN D. FERGUSON, P.E.
 ELECTRICAL ENGINEER

CORE STATES GROUP

DESIGNED BY CORE STATES GROUP
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80231
 PHONE: (303) 750-1000
 FAX: (303) 750-1001
 WWW.CORESTATESGROUP.COM



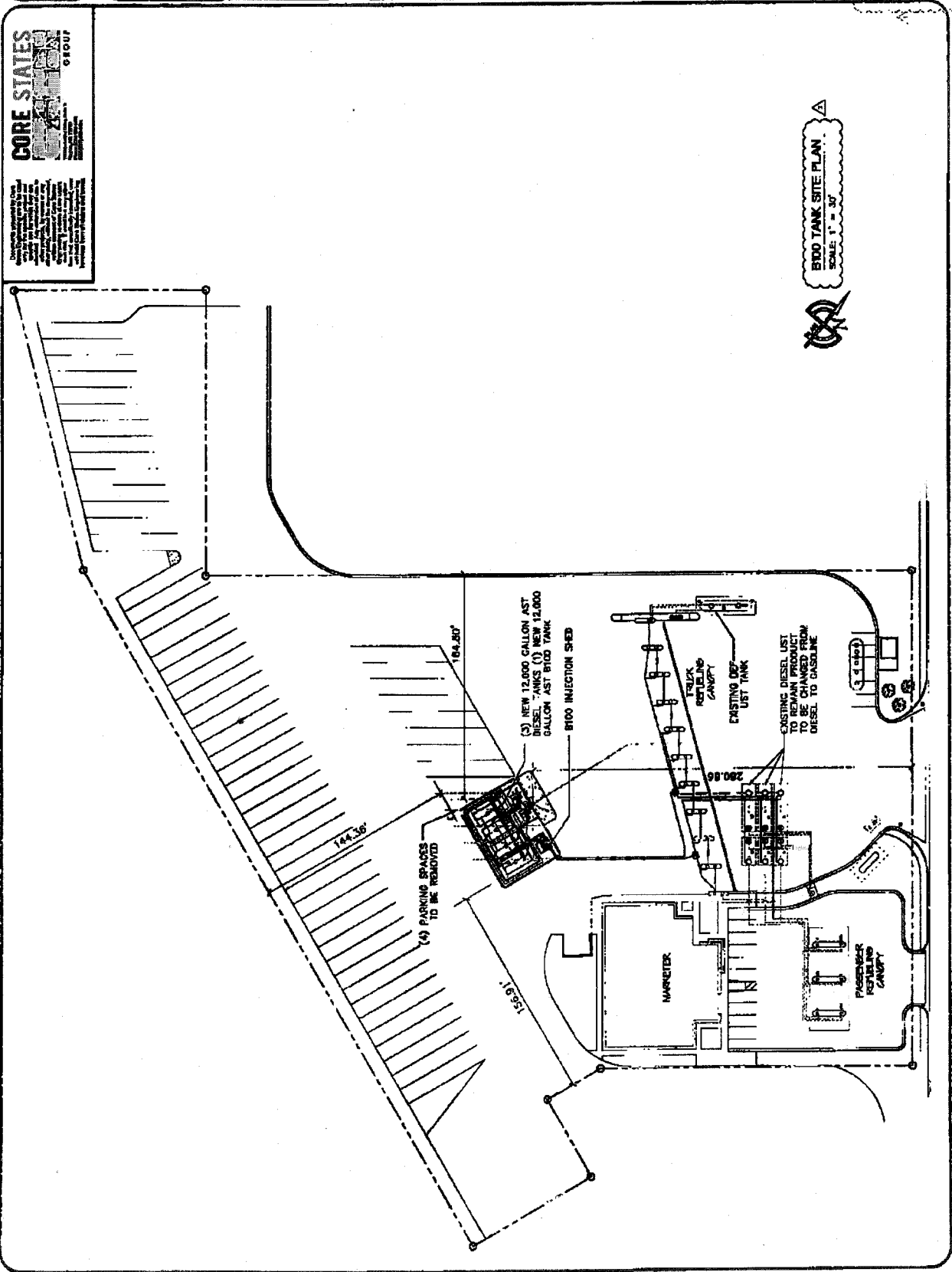
SITE PLAN

PH 01/FLYING J
 72235 VARNER ROAD
 THOUSAND PALMS, CALIFORNIA 92276



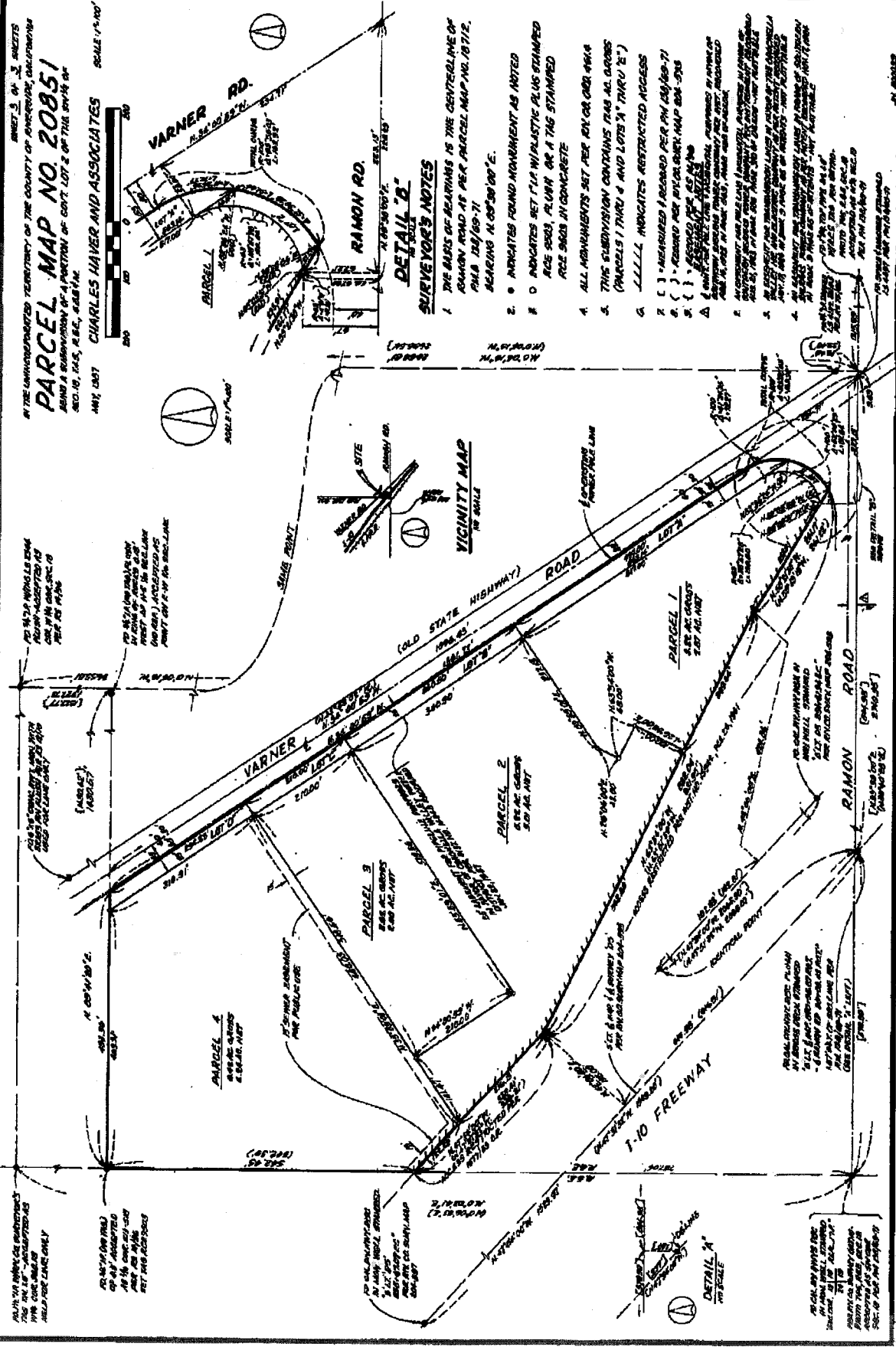
SPI

8100 TANK SITE PLAN
 SCALE: 1" = 30'

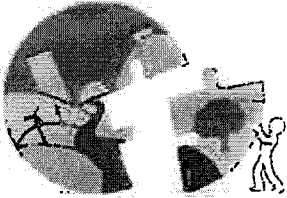


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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: CONDITIONAL USE PERMIT NO. 3774

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: 1/23/18

Applicant/Project Sponsor: CFJ Plaza Co. Date Submitted: 5/25/2017

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 01/11/18
Y:\Planning Case Files-Riverside office\CUP03774\PC Docs\Cover_Sheet_Negative_Declaration.docx

Please charge deposit fee case#: ZEA43027 ZCFG06399

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43027
Project Case Type (s) and Number(s): Conditional Use Permit No. 3774
Lead Agency Name: Riverside County Planning Department
Address: 77588 El Duna Ct. Ste. H Palm Desert, CA 92211
Contact Person: Jay Olivas, Project Planner
Telephone Number: 760-863-8271
Applicant's Name: CFJ Plaza Co.
Applicant's Address: 4240 East Jurupa Street, Ste. 402
Ontario, CA 91761

I. PROJECT INFORMATION

A. Project Description: Conditional Use Permit (CUP) No. 3774 proposes to re-entitle an existing automobile and truck travel center previously approved under Plot Plan No. 9439 and to entitle multiple newly proposed uses described below. The automobile and truck travel center includes an approximate 9,000-square-foot convenience store building up to 16-feet in height; vehicle and truck fuel sales with two (2) fuel canopies up to 18 feet in height totaling approximately 7,000 square feet with approximately 24 fuel dispensers; a 1,000 gallon above-ground liquid petroleum propane tank; 20 automobile parking spaces, two (2) ADA spaces, and 63 truck parking spaces; a truck scale; and alcoholic beverage sales of beer and wine for off-premises consumption. CUP No. 3774 also proposes the following new uses: (1) installation of a 12,000 gallon bio-diesel above-ground storage tank (AST) and three (3) 12,000-gallon above-ground AST diesel tanks up to approximately 13 feet in overall height with associated piping. CUP No. 3774 also proposes a chain link fence enclosure and fuel injection shed associated with the ASTs. CUP No. 3774 also proposes the conversion of three (3) existing underground diesel tanks to gasoline tanks. CUP No. 3774 replaces Plot Plan No. 9439 for APN 650-090-026 only. Plot Plan No. 9439 shall remain valid for the existing hotel and fast food restaurant located on adjoining APNs 650-090-027 and 650-090-025, which are both under separate ownership and are not part of proposed CUP No. 3774.

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

C. Total Project Area: 5.01 Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 5.01	Lots: 1	Sq. Ft. of Bldg. Area: 16,000	Est. No. of Employees: 30
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 650-090-026 (primary site); 650-090-027; 650-090-025 (additional parking and driveway areas not part of proposed CUP 3774)

E. Street References: North of Ramon Road, west of Varner Road, east of Bob Hope Drive.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 4 South, Range 6 East, and Section 18.

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site consists of an existing 5.01 acre automobile and truck travel center located within Thousand Palms within the City Sphere of Influence of the City of Cathedral City. The site was originally built around 1987. Existing hotel, truck wash,

restaurants, storage yards and contractor yards surround the project site. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project as an existing automobile and truck travel center with proposed above ground fuel tanks additions meets the requirements of the Community Development: Commercial Retail (C-R) General Plan Land Use designation in that the site contains circulation facilities such as curbs, gutters and sidewalks (LU 29.7) and includes existing desert landscaping (WCVAP 1.1) such as palm trees. The proposed project meets all other applicable land use policies
2. **Circulation:** The proposed project has adequate circulation to the site with improved streets including Varner Road, which contains curbs, gutters, and sidewalks. Therefore, it is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within Areas of Flooding Sensitivity. Existing drainage areas and street improvements address flood impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is not housing and therefore is not subject to Housing Element Policies.
7. **Air Quality:** The existing travel center and proposed above ground fuel tanks meet all applicable Air Quality element policies as described in Item 6 (Air Quality) below.
8. **Healthy Communities:** The proposed project does not conflict with healthy communities land use policies including directing new growth to existing urbanized areas such as the existing automobile and truck travel center located along Varner Road (HC 2.1b) and due to increase in active transportation (HC 2.2b) such as walking and biking as result of the existing pedestrian sidewalk along Varner Road and requirement for bike rack with two (2) spaces (Condition of Approval 90.Planning.5-Install Bike Racks).

B. **General Plan Area Plan(s):** Western Coachella Valley Area Plan (WCVAP)

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Commercial Retail (0.20 - 0.35 Floor Area Ratio)

- E. **Overlay(s), if any:** Not Applicable
- F. **Policy Area(s), if any:** Not Applicable

G. **Adjacent and Surrounding:** The project site is surrounded by properties which are designated Commercial Retail (CR) and Light Industrial (LI).

1. **Area Plan(s):** Western Coachella Valley Area Plan
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Commercial Retail (C-R) (0.20 - 0.35 Floor Area Ratio) and Light Industrial (0.20 - 0.60 Floor Area Ratio)
4. **Overlay(s), if any:** Not Applicable
5. **Policy Area(s), if any:** Not Applicable

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. **Existing Zoning:** Scenic Highway Commercial (C-P-S)

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S), Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC)

III. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

IV. **DETERMINATION**

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document,

have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

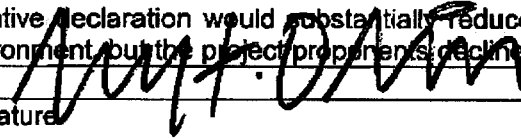
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature 

January 23, 2018
Date

Jay T. Olivas
Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

- a) The project site is located along Varner Road adjacent to Interstate 10 in Thousand Palms which are not designated as scenic corridors. Therefore, no impacts are expected.
- b) The existing automobile and truck travel center with proposed above ground fuel tank additions is located within an existing commercial and industrial area, and will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes varied building elevations with majority of buildings are single-story up to 16-feet in height with fuel canopies up to 18-feet near the Varner Road entrance. The primary fuel tank additions are up to approximately 13-feet in height with steel catwalk platform and surrounded by chain link fencing within an approximate 3,300 square foot area in the central portion of the site. No additional project signage is proposed and the project will be required to maintain existing desert landscaping such as existing mature palm trees. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

- a) The project site is located approximately 41.42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as Conditions of Approval (COA) in the Advisory Notification Document (AND) referenced as 10.Planning.9-Lighting Hooded/Directed and 10.Planning.19-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project consisting of an existing automobile and truck travel center with existing parking lot would not create a new light source, and any future sources of lighting are not anticipated to reach a significant level due to the size and scope of the project on 5.01 acres and existing development on site. Approximately 25 downcast low pressure sodium or equivalent light fixtures exist and no additional light poles are proposed. Lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts indicated by COA AND 10.Planning.9-Lighting Hooded/Directed. Existing desert landscaping including palm trees will also provide partial buffering including along Varner Road. Impacts would be less than significant.
- b) Surrounding land uses include a commercial and industrial buildings and vacant land uses. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All existing and any future lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with COA AND 10.Planning. 9-Lighting Hooded/Directed. Outdoor lighting impacts are therefore considered less than significant.

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

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as farmland of "local importance," it is "urban-built up land". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD Significance Thresholds and Analysis

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2016 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designation of Commercial Retail (C-R), and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.

One of the main air pollution control strategies contained in the AQMP and the SCAG Regional Comprehensive Plan (RCP) Guidelines is the reduction of vehicle miles traveled (VMT) and the creation of more jobs-producing land uses to create a better jobs-to-housing balance and to reduce commute times and vehicles miles traveled. The proposed project is consistent with this goal, by creating job opportunities in an area in need of them along existing transportation corridors.

The proposed project site is located in an urban area of Interstate 10 and Varner Road, however the site is in close proximity to public transit service. Based on this information, the proposed project would not impair implementation of the AQMP, and would, therefore, have a less than significant impact on implementation of the AQMP.

- b) Minor air quality impacts would occur during business operations which the majority would come from vehicle trips to and from the automobile and truck travel center. Vehicle trips and the air quality emissions that are associated with them are anticipated to be less than significant due to the fact that the project is located within an area intended for commercial development with existing commercial zones, and is limited to approximately 5.01 acres and 16,000 square feet of total building area under PP No. 9439. It is therefore reasonable to assume that a portion of the customers will be already visiting the immediate area which is bordered by existing land uses such as commercial retail, industrial and vacant land. Additionally, the project is limited to approximately 20 automobile parking spaces and 63 truck spaces which average approximately 250 auto/truck trips per day. Furthermore, automobiles are required to be CA licensed and comply with smog standards further limiting impacts to air quality. Due to the relatively limited size of the land of 5.01 acres with existing building area and associated landscaping, PM10 dust control for any new site disturbance, air quality impacts would be minor both on a project and cumulative level. Impacts are therefore less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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state ambient air quality standard. Since the project is in compliance with the AQMP and both short-term and long-term emissions are below all applicable SCAQMD established regional and localized thresholds of significance, the project's cumulative impact to air quality is considered less than significant.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than the population at large. Sensitive receptors (and the facilities that house them) proximate to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. There are no sensitive receptors within one mile of the project site. Surrounding land uses include existing commercial and industrial uses and vacant land, which are not considered sensitive receptors; the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities. Therefore, impacts are less than significant.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. An automobile and truck travel center is not a sensitive receptor. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) During construction, vehicle and equipment exhaust would create odors. These odors would be short-term (i.e., temporary) and not likely to be noticeable beyond the project limits. The painting of buildings or the installation of asphalt surfaces may create odors. SCAQMD Rule 1113 outlines standards for paint applications, while Rule 1108 identifies standards regarding the application of asphalt. Adherence to the standards identified in these SCAQMD Rules would reduce temporary odor impacts to a less than significant level.

Land uses generally associated with long-term objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. The proposed project does not include uses that would generate long-term objectionable odors.

As previously noted, there are no sensitive receptors located within one mile of the project site. The project will not create objectionable odors affecting a substantial number of people. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

- a) The proposed project is within the area covered by the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP) but is not located within a Conservation Area A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed as 5.01 acre commercial lot. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project for new above ground tanks portion shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875, which is a standard requirement and does not qualify as mitigation pursuant to CEQA. For these reasons, the proposed project will have a less than significant impact.
- b) Based on the review conducted by the Environmental Programs Division (EPD), the project will not have a substantial adverse effect, either directly or through habitat modifications, on

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, impacts are considered less than significant.

- c) Based on the review conducted by EPD, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Therefore impacts are expected to be less than significant.
- d) The proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildlife corridors are anticipated.
- e) The project site does not contain riparian/riverine habitat due prior disturbance with dirt paths and overgrown desert weeds and limited dry vegetation. No impacts are expected.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act since there are no wetlands on the existing property. Therefore there is no impact.
- g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site. The project therefore does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred with the existing 5.01 acre land with paving and existing buildings and fuel canopies. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out to various local tribes on June 27, 2017. No request to consult was received regarding AB 52. The Twenty-Nine Palms Band of Mission Indians letter of June 27, 2017 indicated no tribal cultural resources on the project site and the Agua Caliente Band of Cahuilla Indians letter dated July 12, 2017 indicated no impact to cultural resources, therefore there was no further interest in the project. The project is not anticipated to alter or destroy any known archaeological site and no impacts are anticipated.

b) The proposed project is not expected to impact archaeological resources. If, however, during any ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA AND 10.Planning.14 – Unanticipated Resources). This is a standard condition of approval and does not constitute mitigation pursuant to CEQA. No impacts are expected.

c) No human remains have been discovered or are anticipated to be discovered at the project site. However, there may be a possibility, although unlikely, that the project's ground disturbing activities could expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. No impacts are anticipated.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within a fault or special studies zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is moderate at this site and the potential for seismically induced liquefaction is unlikely. The project site was previously graded with existing paving and desert landscaping. Compliance with California Building Code (CBC 2016) also addresses any potential liquefaction concerns during construction activities for the proposed above ground fuel storage tanks, and the bearing soil is non-expansive and falls within the "very low" expansion category. Therefore, are impacts are less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

- a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. Compliance with California Building Codes (CBC) 2016 requirements for any new structure additions such as the above ground fuel tanks pertaining to this development will mitigate the potential impact to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

13. Landslide Risk

- a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

- a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the site is located in an area susceptible to potential subsidence in a moderate liquefaction area. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking due to depth of groundwater levels of greater than 50-feet, and since the proposed additions of the above ground fuel storage tanks are subject to the California Fire Codes and UL 2085 Protected Tank Standards. Impacts therefore would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The proposed project contains relatively flat topography on existing previously disturbed commercial lot of 5.01 acres, no new grading is proposed. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

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

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

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

- a) The project will not result in substantial soil erosion or loss of top soil since the 5.01 acre site has been fully disturbed with existing paving and relative flat topography intended for commercial development. The site also contains desert landscaping and drainage features such as easements and road improvements negating soil erosion. Furthermore, grading would be limited to 50 cubic yards or less. Therefore, impacts would be less than significant.
- b) The expansion potential of the onsite soils is considered low, no impacts are expected.
- c) The project site does not propose septic systems or alternative waste water disposal. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project is not near a river, stream, or lakebed and therefore will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. While the project site is within the overall Whitewater River Basin, there are no rivers in the vicinity of the project located in Thousand Palms. Therefore, there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project is anticipated to slightly increase water erosion, but the existing improved Varner Road and transportation-related improvements like curb gutters and sidewalks will prevent any impacts from rising to a level of significance. The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project site lies within a high wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of existing building improvements and proposed site improvements with above new ground fuel tanks which are not human occupancy structures and existing lighted automobile/truck parking area. Impacts would therefore be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions
 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Riverside County Climate Action Plan

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. Because of this small size of the proposed project, its contribution to GHG emissions is far below the 900-ton threshold and below 3,000 mega tons of carbon dioxide (MT CO₂e) that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32 such as due to California Smog Requirements for most customers that use the existing 18 space automobile parking lot along with 63 existing truck parking spaces. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project does propose a use that would involve the transport, use, or disposal of hazardous material with fuel shipments to the existing and proposed addition of above ground and conversion of underground fuel tanks on the premises. The project contains six (6) existing underground fuel tanks with diesel, regular gasoline and premium gasoline totaling approximately 96,000 gallons and an above ground liquid petroleum propane tank of 1,000 gallons, with proposed addition of four (4) above ground fuel tanks totaling approximately 48,000 gallons. The site contains 24 existing fuel dispensers, no additional fuel dispensers are proposed. Less than significant impacts are expected due existing and proposed site improvements such as paving and fenced area with fuel injection shed, including compliance with building, health, and fire codes and recommended conditions of approval such as COA 80.Fire.1 Prior to Permit (Ord. 787).
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Flammable or explosive materials such as gasoline and diesel fuel are being shipped and stored in compliance with fuel storage requirements with local, state and federal requirements. Less than significant impacts are expected.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Less than significant impacts are expected.
- d) There are no existing or proposed schools within 1,000 feet the project site. The proposed project does propose the transportation of hazardous materials such as gasoline and diesel fuel in compliance with local, state, and federal requirements. Less than significant impacts are expected.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

- a) The project site is not located within an Airport Master Plan. There will be no impact.
- b) The project site is not located within an Airport Master Plan and did not require review by the Airport Land Use Commission. There will be no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. No impacts are anticipated.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

- a) The project site within an urbanized area outside a high fire area as defined by County Ordinance No. 787. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a) The topography of the site is fully disturbed desert land previously improved with paving, buildings, and fuel canopies on 5.01 acres. The project would not substantially alter the existing drainage patterns of the project site since the project involves existing structures and site improvements constructed around 1987 and now proposes the addition of above ground fuel tanks within an area of approximately 3,300 square feet and the site contains existing drainage features such as road improvements along Varner Road, landscape planters and drainage easements to protect the site and downstream properties capable of infiltrating the 100-year 24 hour storm event. Therefore, impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. Existing water quality calculations are based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the existing BMP's incorporated. These BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA.
- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Additionally, plans for grading for more than 50 cubic yards of disturbance are required to be reviewed and approved by the County Department of Building and Safety. Therefore, there is less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project has the potential to contribute to additional polluted runoff water. However, due to the size of the project, the project will not exceed the capacity of planned storm water drainage systems with site improvements including existing landscaping areas, Inlets, K-Rail concrete barriers, and easements capable of infiltrating the 100 year 24 hour storm event. Therefore, the impact is considered less than significant.
- e) The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.
- f) The project proposes fuel tank additions within Zone A0 on the Federal Flood Insurance rate maps, but is less than significant due to existing drainage inlets, curbs, K-Rail concrete barriers, and landscape areas to retain incremental increase of storm water runoff.
- g) The proposed project is not anticipated to substantially degrade water quality due to the existing water quality measures such as existing urban improvements including curbs, gutters, sidewalks located along Varner Road. Impacts would be less than significant.
- h) The site contains drainage infrastructure. The proposed project does not include construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins). Existing BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone"; Coachella Valley Water District Letter dated July 3, 2017

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

- a) The project will not substantially alter the existing drainage pattern for the area due to existing drainage improvements including drainage areas, easements, and landscaping capable of infiltrating the 100 year 24 hour storm event in order to prevent flooding to downstream properties. The project lies in the area of the Whitewater River Basin and is designated Zone A0, depth 1-foot on the Federal Flood Insurance rate maps. Flood protection measures shall include constructing erosion measures for the tank foundation and allowing reasonable conveyance of off-site flow through the property. With these measures impacts are therefore considered less than significant.
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing drainage improvements largely consisting of inlets, drainage retention and easement areas. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to existing drainage improvements such as retention and drainage areas. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Impacts are considered less than significant.
- d) There is no nearby surface water body, and therefore the proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

26. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a. The project would result in an alteration of the present land use of the area since four above ground fuel tanks are proposed within an area of approximately 3,300 square feet with conversion of two (2) existing underground fuel tanks at an existing automobile and truck travel center with existing convenience store with gasoline/diesel fuel station open 24-hours. The proposed project will maintain consistency with the objectives of Type 20 – Off-Sale beer and wine ABC licensing requirements for the existing convenience store. Per email communication with the California Alcoholic Beverage Control Board (ABC) dated December 20, 2017, a Public Necessity and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Convenience finding is not required since existing license is valid and no change to existing alcohol sales is proposed.

The subject land is located within an existing commercial and Industrial area intended for such development since land uses and modification to land uses can be permitted with an approved Conditional Use Permit. The project would be consistent with the subject land since the land is currently designated Commercial Retail (C-R), and areas with a Land Use Designation of C-R are generally envisioned for such commercial retail related uses. This project is substantially similar to one that the County approved in 1987 under PP 9439 which was constructed as part of an overall commercial center including fast food restaurant and hotel. Therefore, impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.

- b. The project is located within the Sphere of Influence (SOI) of the City of Cathedral City. Project information was forwarded to the City of Cathedral City. The City's email communication of September 26, 2017 indicated no comment. The project was also presented for informational purposes to the Thousand Palm Community Council on September 28, 2017 including comments to ensure safety code compliance. Impacts would therefore be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a, b) The project will be consistent with the site's existing Scenic Highway Commercial (C-P-S) zone due to the proposed fuel tank additions at existing automobile and truck travel center with convenience store with fuel sales and beer and wine sales which is specifically listed as permitted use with an approved conditional use permit. The proposed project complies with development standards of the existing and proposed C-P-S zone with no minimum lot area requirement and compliance with minimum setbacks and height limits with structures less than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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35 feet in height. The project is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S), Industrial Park (I-P), and Manufacturing Service Commercial (M-SC). The project would buffer adjacent zones with existing perimeter treatment, hooded lighting, and focused landscaping. The property of 5.01 acres would include 63 truck parking spaces in accordance with Condition of Approval 90.PLANNING.9-Existing Parking Paving Material. Therefore, impacts would be less than significant.

c-d) The proposal will be conditionally compatible with existing and surrounding land uses including commercial buildings, industrial buildings, which have been constructed and are operating in the project vicinity, which project includes buffering and perimeter treatment such as chain link fencing along the westerly property line adjacent to Interstate 10 for safety purposes. Therefore, impacts would be less than significant.

e) The project area is compatible with the project's proposed use, and therefore the project will not disrupt or divide the physical arrangement of an established community. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

28. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are commercial, industrial buildings, and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

29. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within two miles of a public use airport that would expose people using the project to airport noise. No impacts are anticipated.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project is located within immediate vicinity of an existing rail road, and there would no impact due to commercial nature of the project and from compliance with applicable health, fire, and building code requirements.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is located adjacent to Interstate 10, but there would no impact due to commercial nature of the project including compliance with uniform building codes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: The project is not affected by other noise impacts. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Noise Effects on or by the Project

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development for above ground fuel tanks at existing travel center will not substantially increase ambient noise levels due to existing traffic noise along Varner Road and Interstate 10. Therefore, impacts are less than significant.
- b) The proposed project may create a short-term temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during project site disturbance from construction equipment. However, the project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (COA's 10.Planning.11 – Exterior Noise Levels). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

- a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. However, should fossil remains be encountered, all site earthmoving shall be ceased, the County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist (COA 10.Planning.13 – Low Paleo). This is a standard requirement for all projects that may involve grading or ground disturbance and therefore does not qualify as mitigation pursuant to CEQA. No impacts are anticipated.

Mitigation: No mitigation measures are required.

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

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

- a) The proposed project will not displace any existing residences due to the commercial nature of the project. No impacts are expected.
- b) The proposed project would create a slightly increased demand for additional housing due to the commercial nature of the project with approximately 30 permanent employees and 15 temporary construction workers as result of the fuel tank additions. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site with existing housing units located in the surrounding area such as Thousand Palms, City of Palm Desert, and City of Cathedral City. Because the increase is so small, there will be no impact.
- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere due to commercial nature of the project. Therefore, there is no impact.
- d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.
- e) The project would add a new business expansion with up to approximately 30 permanent employees and 15 temporary construction jobs. This population increase will not exceed official regional or local population projections and be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not induce substantial population growth in an area since the business would be for minor equipment additions with up to approximately 15 temporary construction workers. Impacts from the addition of approximately 15 temporary workers would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The existing travel center and proposed fuel tanks additions will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along Varner Road with minimum 24-foot wide driveway entrances. Fire protection improvements such as maintaining minimum required fuel tank standards (COA's 80.Fire.2 – Prior to Permit) shall also be required.

Furthermore, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not Fire Services' ability to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

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

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

The Palm Springs Unified School District provides public education services for the project area. The applicant is anticipated to be required to pay school fees due to minor additions (COA 80.Planning.4 - School Fees). Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project proposes approximately 15 temporary construction workers who could potentially work at the project site to construct additional fuel tanks. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

41. Parks and Recreation

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

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

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

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

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing commercial retail area. Therefore, there is no impact.
- b) Due to the relatively small size of the 5.01 acre site which allows commercial retail land uses, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time due to subdivision which does not generate habitable dwelling parcels. Thus, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan

Findings of Fact: The General Plan does identify a Class I Bikeway/Regional Trail along Varner Road, however, no impacts are anticipated since there is no existing trail easement requirements or trail connections that are required for the project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required

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

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project to add four above ground fuel tanks will slightly increase vehicular traffic on the surrounding streets including Ramon Road and Varner Road (128' right-of-way) within existing commercial and industrial area of Thousand Palms. However, the Transportation Department did not require a traffic study due to existing streets with curb, gutter, street lights, and sidewalk improvements already built in conformance with the General Plan. The project does not require ROW dedications or improvements along Varner Road (COAs AND 10.Trans.3 & 4-No Additional ROW Dedications or Road Improvements). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional fuel tanks do not require additional parking requirements since the site contains 20 existing parking spaces with ADA spaces and approximately 63 truck spaces. Nor will the project conflict with any County policy regarding mass transit. TUMF mitigation fees may be required, which is a standard

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirement that does not qualify as mitigation pursuant to CEQA. Impacts are considered less than significant.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of approximately 20 automobile spaces and 63 truck spaces. With approximate total building square footage of 7,000 square feet at existing convenience store, and one (1) parking spaces required for every 200 square feet, a minimum of 20 spaces shall be required, and 20 spaces are provided including additional fuel island parking in compliance with minimum parking (COA 90.PLANNING.9 Existing Parking Paving Material). Existing perimeter chain link fence with K-Rail concrete barriers also provides pedestrian safety to adjacent Interstate 10 along the westerly property line. The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.

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

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

f) The project may cause a slight increase in the population of the area, thus creating an increase in road maintenance responsibility. TUMF fees assist in offsetting the increased cost of road related maintenance. Therefore, there is a less than significant impact.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: General Plan does identify a Class I Bikeway/Regional Trail along Varner Road, however, no impacts are anticipated since there is no existing trail easement requirements or trail connections that are required for the project.

Mitigation: No mitigation measures are required.

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

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Project Application Materials

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to local tribes on June 27, 2017. No request to consult was received regarding AB 52. The Twenty-Nine Palms Band of Mission Indians letter of June 27, 2017 indicated no tribal cultural resources on the project site and the Agua Caliente Band of Cahuilla Indians letter dated July 12, 2017 indicated no impact to cultural resources, therefore there was no further interest in the project. There are no known physical tribal cultural resources at the project site, and any new ground disturbing activities are limited to approximately 3,300 square feet with elevated pad for the fuel tank additions, with less than 50 cubic yards of any potential disturbance. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

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

Source: Coachella Valley Water District correspondence and Department of Environmental Health Review

- a) The proposed project is served by the Coachella Valley Water District (CVWD) for domestic water at the existing automobile and truck travel center, and would not result in the expansion of existing domestic water lines, excepting for fire protection water connections as required, as the result of the fuel tank additions on 3,300 square foot pad. The site contains existing desert landscape irrigation. Impacts would be less than significant.
- b) Based on review by CVWD and by Environmental Health Department, it is anticipated that the project will have sufficient water supplies available for the project including maintaining the existing desert landscaping which will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review; Coachella Valley Water District correspondence

Findings of Fact:

- a) The proposed project is served by the Coachella Valley Water District (CVWD) for sanitation service and would not result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of the proposed fuel tank additions. No RV dump stations are present on the project site. Less than significant impacts are anticipated.
- b) The proposed project is anticipated to have adequate wastewater treatment capacity to serve the proposed minor expansion with four additional fuel tanks due to existing sewer lines located along Warner Road as indicated by CVWD correspondence dated July 3, 2017. Less than significant impacts are anticipated.

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

Monitoring: No monitoring measures are required.

48. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will generate less than significant trash waste due to proposed fuel tank additions with existing waste disposal and refuse dumpsters. Additionally, adequate disposal facilities and services are located on the project site subject to review and approval by County Waste Resources Department with required Waste Recycling Plan (WRP) as indicated by COAs such as 90.Waste.1- Waste Reporting Form and 90.Waste.2- Recycling Collection Area which includes disposal by local waste hauler. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Utilities

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

a) Electricity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Other governmental services?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will be required to maintain existing utility services in the form of electricity, natural gas, and telecommunications which are available at the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced. Therefore, there will be a less than significant level of impact.

d) The project would use existing storm water drainage facilities including curbs, gutters already in place along Varner Road and nearby Ramon Road to be maintained by County Transportation Department with less than significant impacts

e) Existing street lights are located along Varner Road. Electricity is available at the project site and existing lines will be connected with new wiring to the proposed fuel tanks. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This impact is considered less than significant.

g) The project will not require additional government services. No impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project would result in four (4) above ground fuel tanks with conversion of two underground tanks from diesel to gasoline. This land use would primarily increase electrical usage at a minor level. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. As such, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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OTHER

51. Other: N/A

Source: Staff review

Findings of Fact: Not Applicable

Mitigation: Not Applicable

Monitoring: Not Applicable

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 5.01 acre site for proposed above ground fuel tank additions and conversion of two (2) existing underground fuel tanks. The site is surrounded by existing commercial and industrial development and would largely serve traffic and customers who would normally visit this area even without the fuel tank additions. Future development in the immediate vicinity is considered to be limited due to the existing urban development and improvements near the intersection of Varner Road and Ramon Boulevard adjacent to Interstate 10.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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So impacts as result of the proposed project as in-fill development with additional fuel tanks on a pad area of approximately 3,300 square feet.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including minor traffic increase which would use existing adjoining streets which are improved and existing landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the automobiles and trucks that access the property with 20 automobile parking spaces and 63 truck spaces with existing fuel island parking, and would not be cumulatively considerable. Therefore, impacts are less than significant.

54. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

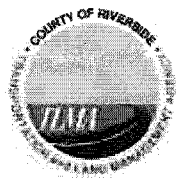
Earlier Analyses Used, if any: PP 9439
 Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

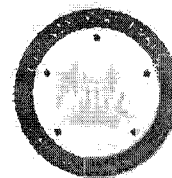
Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d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

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**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez
Agency Director*



04/30/18, 5:20 pm

CUP03774

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03774. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

- Exhibit A (Site Plan), dated June 26, 2017.
- Exhibit B (Elevations), dated June 26, 2017.
- Exhibit C (Floor Plans), dated June 26, 2017.

Advisory Notification. 2 AND - Project Description & Operational Limits

Conditional Use Permit (CUP) No. 3774 proposes to re-entitle an existing automobile and truck travel center previously approved under Plot Plan No. 9439 and to entitle multiple newly proposed uses described below. The automobile and truck travel center includes an approximate 9,000-square-foot convenience store building up to 16-feet in height; vehicle and truck fuel sales with two (2) fuel canopies up to 18 feet in height totaling approximately 7,000 square feet with approximately 24 fuel dispensers; a 1,000 gallon above-ground liquid petroleum propane tank; 20 automobile parking spaces, two (2) ADA spaces, and 63 truck parking spaces; a truck scale; and alcoholic beverage sales of beer and wine for off-premises consumption. CUP No. 3774 also proposes the following new uses: (1) installation of a 12,000 gallon bio-diesel above-ground storage tank (AST) and three (3) 12,000-gallon above-ground AST diesel tanks up to approximately 13 feet in overall height with associated piping. CUP No. 3774 also proposes a chain link fence enclosure and fuel injection shed associated with the ASTs. CUP No. 3774 also proposes the conversion of three (3) existing underground diesel tanks to gasoline tanks. CUP No. 3774 replaces Plot Plan No. 9439 for APN 650-090-026 only. Plot Plan No. 9439 shall remain valid for the existing hotel and fast food restaurant located on adjoining APNs 650-090-027 and 650-090-025, which are both under separate ownership and are not part of proposed CUP No. 3774.

BS-Grade

BS-Grade. 1

0010-BS-Grade-USE - DISTURBS NEED G/PMT

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - DISTURBS NEED G/PMT (cont.)
Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

BS-Grade. 2 0010-BS-Grade-USE - GENERAL INTRODUCTION

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

BS-Grade. 3 0010-BS-Grade-USE - OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 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.

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.
- 4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

- 1.Connect to all building(s).
- 2.Connect to all accessible parking loading/unloading areas.
- 3.Connect to accessible sanitary facilities.
- 4.Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS
(cont.)
reviewed during the building plan review.

ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

The existing ADA ramp shown on site plan the extends into the parking area is prohibited and will need to be addressed.

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

Riverside County Building & Safety
(951) 955-1440

Planning

Planning. 1 0010-Planning-USE - 90 DAYS TO PROTEST

The project applicant 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 the project.

Planning. 2 0010-Planning-USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit, a) is found to be in violation of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-USE - CAUSES FOR REVOCATION
(cont.)

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.

Planning. 3 0010-Planning-USE - CEASED OPERATIONS

In the event the bio-diesel above ground storage tank and the three above ground AST diesel tanks are not installed and operating by July 1, 2023, the installation and operation of these four (4) above ground diesel tanks shall not be allowed under Conditional Use Permit No. 3774. The other uses, however, allowed under Conditional Use Permit No. 3774 including the automobile and truck fuel sales, the 1,000 gallon above ground petroleum propane tank, the 9,000 square foot convenience store, 20 parking spaces, 2 ADA parking spaces, 63 truck parking spaces, truck scale and the sale of beer and wine for off-site consumption may continue operating in accordance with Conditional Use Permit No. 3774, the associated conditions of approval and all applicable Riverside County ordinances, including but not limited to, Ordinance No. 348.

Planning. 4 0010-Planning-USE - COMPLY WITH ORD./CODES

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 codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 5 0010-Planning-USE - EXTERIOR NOISE LEVELS

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.

Planning. 6 0010-Planning-USE - FEES FOR REVIEW

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-USE - IF HUMAN REMAINS FOUND
(cont.)

Planning. 7 0010-Planning-USE - IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes: 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. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

"The nondestructive removal and analysis of human remains and items associated with Native American human remains. "Preservation of Native American human remains and associated items in place. "Relinquishment of Native American human remains and associated items to the descendants for treatment. "Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-USE - IF HUMAN REMAINS FOUND
(cont.)

"Record the site with the commission or the appropriate Information Center. "Utilize an open-space or conservation zoning designation or easement. "Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section.

Planning. 8 0010-Planning-USE - LAND DIVISION REQUIRED

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 9 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 10 0010-Planning-USE - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 **0010-Planning-USE - LOW PALEO (cont.)**
 remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Planning. 11 **0010-Planning-USE - MAINTAIN LICENSING**

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Alcoholic Beverage Control Board (ABC), 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.

Planning. 12 **0010-Planning-USE - NO OUTDOOR ADVERTISING**

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.

Planning. 13 **0010-Planning-USE - SITE MAINTENANCE**

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

Planning. 14 **0010-Planning-USE - UNANTICIPATED RESOURCES**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0010-Planning-USE - UNANTICIPATED RESOURCES
(cont.)

appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning. 15 0010-Planning-USE*- LIMIT ON SIGNAGE

Signage for this project shall be limited to the signage previously approved under related Variance Case No. 1484. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 16 0010-Planning-USE*- VOID RELATED PROJECT

Any approval for use of or development on this property that was made pursuant to PP9439 for APN 650090026 shall become null and void upon final approval of CUP 3774 by the County of Riverside.

Planning. 17 AND Hold Harmless

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.

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 17 AND Hold Harmless (cont.)

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.

Planning. 18 Gen - ABC20 OFF SALE BEER/WINE

OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.

Planning. 19 Gen - Accessory Uses

Uses accessory to the gasoline service station included under this approval include food market, beer and wine sales, gift shop, driver's lounge, game room, laundry, shower, and personal clean-up facilities, and diesel fuel sales, no bars or cocktail lounges are approved.

Planning. 20 Gen - Mt. Palomar Lighting Area

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

Planning. 21 Gen - No Truck Sales

No truck sales, rental, or storage is approved, including tire recapping and sales and truck demonstrations. Trucks shall not be parked on the site for more than 48-hours, except during emergency purposes, and trucks and other vehicles shall not be used for living, sleeping, or house-keeping purposes. No car or truck washes are approved. No RV dump station is approved.

Planning. 22 Gen - Undeveloped Void Date

In the event the bio-diesel above ground storage tank and the three above ground AST diesel tanks are not installed and operating by July 1, 2023, the installation and operation of these four (4) above ground diesel tanks shall not be allowed under Conditional Use Permit No. 3774. The other uses, however, allowed under Conditional Use Permit No. 3774 including the automobile and truck fuel sales, the 1,000 gallon above ground petroleum propane tank, the 9,000 square foot convenience store, 20 parking spaces, 2 ADA parking spaces, 63 truck parking spaces, truck scale and the sale of beer and wine for off-site consumption may continue operating in accordance with Conditional Use Permit No. 3774, the associated conditions of approval and all applicable Riverside County ordinances, including but not limited to, Ordinance No. 348.

AMENDED BY THE PLANNING COMMISSION ON MARCH 7, 2018.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEBSITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Website: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 0010-Transportation-USE - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Varner Road at this time since adequate right-of-way exists.

Transportation. 3 0010-Transportation-USE - NO ADD'L ROAD
IMPRVMNTS

No additional road improvements will be required at this time along Varner Road due to existing improvements.

Transportation. 4 0010-Transportation-USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

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.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-USE - AB 341 (cont.)

Waste Resources. 2 0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: CUP03774

Parcel: 650090026

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE-NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

E Health

080 - E Health. 1 0080-E Health-USE - HAZMAT TANKS Not Satisfied

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the modification of the underground storage tank (UST) system. There is a construction fee based on the number of UST's modified. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy. Call EH Haz Mat at (760) 863-8976 with any questions.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance

080 - Fire. 2 Prior to permit Not Satisfied

Changes to the existing fuel dispensing system and the alterations/additions of fuel storage tanks require plan review and approval by the Fire Department. Submit plans and supporting documents to the Office of the Fire Marshal - 77933 Las Montanas #201, Palm Desert, Ca 92211.

080 - Fire. 3 Prior to permit Not Satisfied

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

080 - Fire. 4 Prior to permit Not Satisfied

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning

080 - Planning. 1 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

080 - Planning. 2 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

080 - Planning. 3 0080-Planning-USE - FEE BALANCE Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 4 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

Plan: CUP03774

Parcel: 650090026

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - TUMF Not Satisfied

Prior to the issuance of a building 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. 673.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

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

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied

Since there is a significant increase/change in chemical inventory, facility will require an updated 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. Call EH HazMat at (760) 863-8976 with any questions.

090 - E Health. 2 0090-E Health-USE- HAZMAT AST APSA PERMIT Not Satisfied

This plan states that Petroleum Products will be stored in quantities in Above ground Petroleum Storage Act (APSA) permit is required from the local CUPA agency. An SPCC plan will be required applicable to the facilities level of storage. Call EH HazMat at (760) 863-8976 with any questions.

Planning

090 - Planning. 1 0090-Planning-USE - EXISTING STRUCTURES Not Satisfied

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.

090 - Planning. 2 0090-Planning-USE - FEE STATUS Not Satisfied

Prior to final building inspection for Conditional Use Permit No. 3774, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

090 - Planning. 3 0090-Planning-USE - LIGHTING PLAN COMPLY Not Satisfied

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building

Plan: CUP03774

Parcel: 650090026

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-USE - LIGHTING PLAN COMPLY (cont.) Not Satisfied
and Safety for plan check approval nd shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

090 - Planning. 4 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied
Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 5 0090-Planning-USE* - ORD NO. 659 (DIF) Not Satisfied
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 Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County 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. 3774 has been calculated to be 0.10 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.

090 - Planning. 6 0090-Planning-USE*- ACCESSIBLE PARKING Not Satisfied

A minimum of two (2) accessible parking space for persons with disabilities shall be 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 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.

090 - Planning. 7 0090-Planning-USE*- INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of two (2) bicycle spaces shall be provided in convenient location to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 8 0090-Planning-USE*- ORD 875 CVMSHCP FEE (2) Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 3774 is calculated to be 0.10 net acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no

Plan: CUP03774

Parcel: 650090026

90. Prior to Building Final Inspection

Planning

090 - Planning. 8 0090-Planning-USE*- ORD 875 CVMSHCP FEE (2) (cont.) Not Satisfied
longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 9 0090-Planning-USE*- PARKING PAVING MATERIAL Not Satisfied

A minimum of 20 existing automobile parking spaces and 63 existing truck spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The existing parking area shall be maintained with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 10 0090-Planning-USE*- TRASH ENCLOSURES Not Satisfied

Trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. 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.

090 - Planning. 11 Gen - Extend Fencing/Fence Slats AST Not Satisfied

The chain-link fence enclosure for the four (4) above ground fuel storage tanks shall be extended to be around the entire perimeter of the above ground fuel tanks and associated equipment area including entirely around the bio-injection shed and spill-containment boxes. The entire perimeter of the chain-link fence enclosure shall also include plastic lath within the chain-link fence with minimum 80% screen coverage.

ADDED BY THE PLANNING COMMISSION ON MARCH 7, 2018.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION AREA Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

July 3, 2017

Jay Olivas
Riverside County Planning Department
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Conditional Use Permit No. 3774, Pilot Travel Center APN 650-090-026

Prior to issuance of grading permits for Conditional Use Permit No. 3774, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a tank elevation at or above the flood depth, constructing erosion protection for the tank foundation and allowing reasonable conveyance of off-site flow through the property.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps, which are in effect at this time.

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

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


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

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

Jay Olivas
Riverside County Planning Department
July 3, 2017
Page 2

If you have any questions please call Tommy Fowlkes, Development Services Supervisor at
(760) 398-2651, extension 3535.

Sincerely,



Carrie Oliphant
Assistant Director of Engineering

cc: Majeed Farshad
Riverside County Department of Transportation
77-588 El Duna Street, Suite H, Palm Desert, CA 92211

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor, Riverside, CA 92501

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

Travis P. Vincent
Core States Group
4240 East Jarupa Street, Suite 402
Ontario, CA 91761

RM: jl/eng/ds/2017/jul/DRL PZ 17-8120 Pilot Travel Center.docx
File: 0163.1, 0421.1, 0721.1, 1150.11
Geo: 040618-3
PZ: 17-8120



Olivas, Jay

From: Cooper, Patricia
Sent: Monday, October 02, 2017 8:57 AM
To: Olivas, Jay; Rangel, Charles
Cc: Baez, Ken
Subject: RE: CUP 3774 Flying J Truck Stop Thousand Palms CC Agenda?

The council had 3 members in attendance. Lots of questions about the safety of the fuel tanks: what if someone blew them up as in terrorist, what if someone lit a fire, can the tanks be accessed, what if a car crash occurred from the freeway, etc....

The project had 2 yes votes and 1 no vote. It was mentioned that perhaps Travis could come back with someone from Fire/Sheriff's to confirm that the project is a safe project. CHP officer that was there gave his support, said very common now days to have above ground fuel tanks and they do at the CHP office.

Patricia Cooper | Deputy Chief of Staff
Riverside County Supervisor V. Manuel Perez
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260-2574 | (760) 863-8211
www.Rivco4.org

■ Scheduling requests may be directed to: schedule4@rivco.org



From: Cooper, Patricia
Sent: Friday, September 22, 2017 2:51 PM
To: Olivas, Jay <JOLIVAS@RIVCO.ORG>; Rangel, Charles <chrangel@RIVCO.ORG>
Cc: Baez, Ken <KBAEZ@RIVCO.ORG>
Subject: RE: CUP 3774 Flying J Truck Stop Thousand Palms CC Agenda?

Yeah, I already let Travis know he needed to come and do a presentation and get an approval. Please maybe send him a reminder that the meeting will occur next Thursday/28th at 6pm. I read the LDC notes and your notes that we wanted to let the public know and be okay with fuel tanks being relocated. So I have put it on the agenda as an action item for approval.

Thank you,

Patricia Cooper | Deputy Chief of Staff
Riverside County Supervisor V. Manuel Perez
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260-2574 | (760) 863-8211
www.Rivco4.org

■ Scheduling requests may be directed to: schedule4@rivco.org

Olivas, Jay

From: Green, Graciela@ABC <Graciela.Green@ABC.ca.gov>
Sent: Wednesday, December 20, 2017 1:55 PM
To: Olivas, Jay
Subject: RE: Pilot Thousand Palms ABC

Good afternoon Mr. Olivas,

Thank you again for the information. I will place a copy of your email in the licensee's file.

If you have any questions, please feel free to contact me at 760-324-4063, or via email at graciela.green@abca.gov.

Thank you and have a wonderful day.

I will be on vacation starting December 25, 2017.

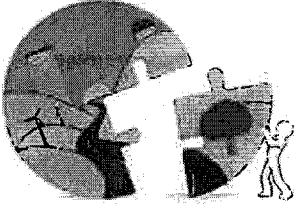
I'll be back January 2, 2018.



*Graciela Green, Licensing Representative
Department of Alcoholic Beverage Control
Palm Desert Office
34160 Gateway Dr., Ste 120
Palm Desert, CA 92211
760-324-4063
Fax 760-324-2632*

From: Olivas, Jay [mailto:JOLIVAS@RIVCO.ORG]
Sent: Wednesday, December 20, 2017 1:31 PM
To: Green, Graciela@ABC
Subject: RE: Pilot Thousand Palms ABC

Will assume no PCN required since existing ABC license and no change proposed to the beer and wine sales, thanks



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: March 7, 2018
TO: Planning Commission
FROM: Jay Olivas, Project Planner
RE: **Item 4.1 -- CUP 3774 Pilot Travel Center's, LLC Thousand Palms**

Planning Commission:

Please note the following changes to staff report:

1. Updated Business Plan received March 5, 2018;
2. Added Condition of Approvals Planning. 19-Accessory Uses and Planning. 21-No Truck Sales and amended Condition of Approval Planning. 22-Undeveloped Void Date;
3. Deleted recommended COAs Reciprocal Access Easements 80.Planning.5 & 90.Planning.11; and,
4. Public Comment Letter dated February 23, 2018.

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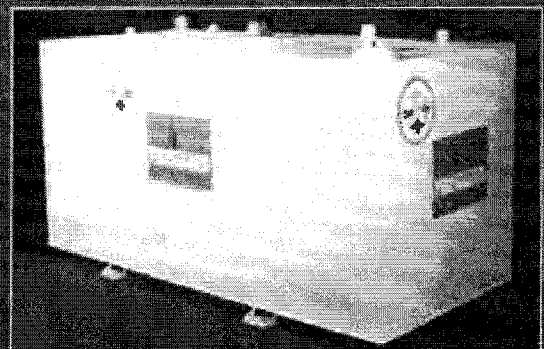
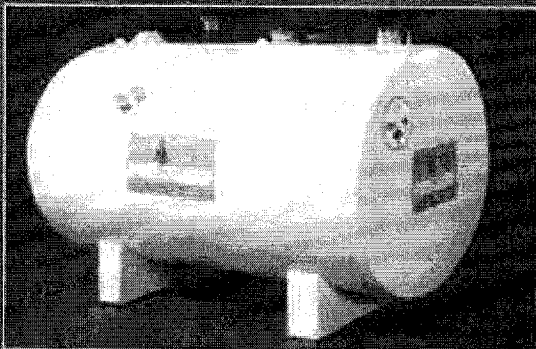
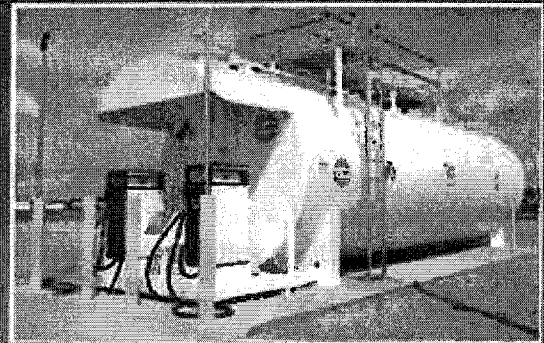
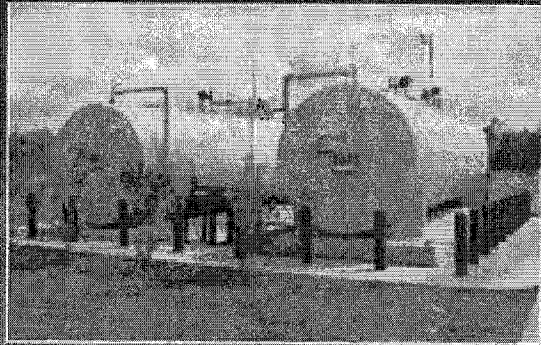
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FIREGUARD[®]

FIRE-RATED ABOVEGROUND TANKS



U.S. Patent #7695089 & #5809050



MODERN WELDING CO., INC.

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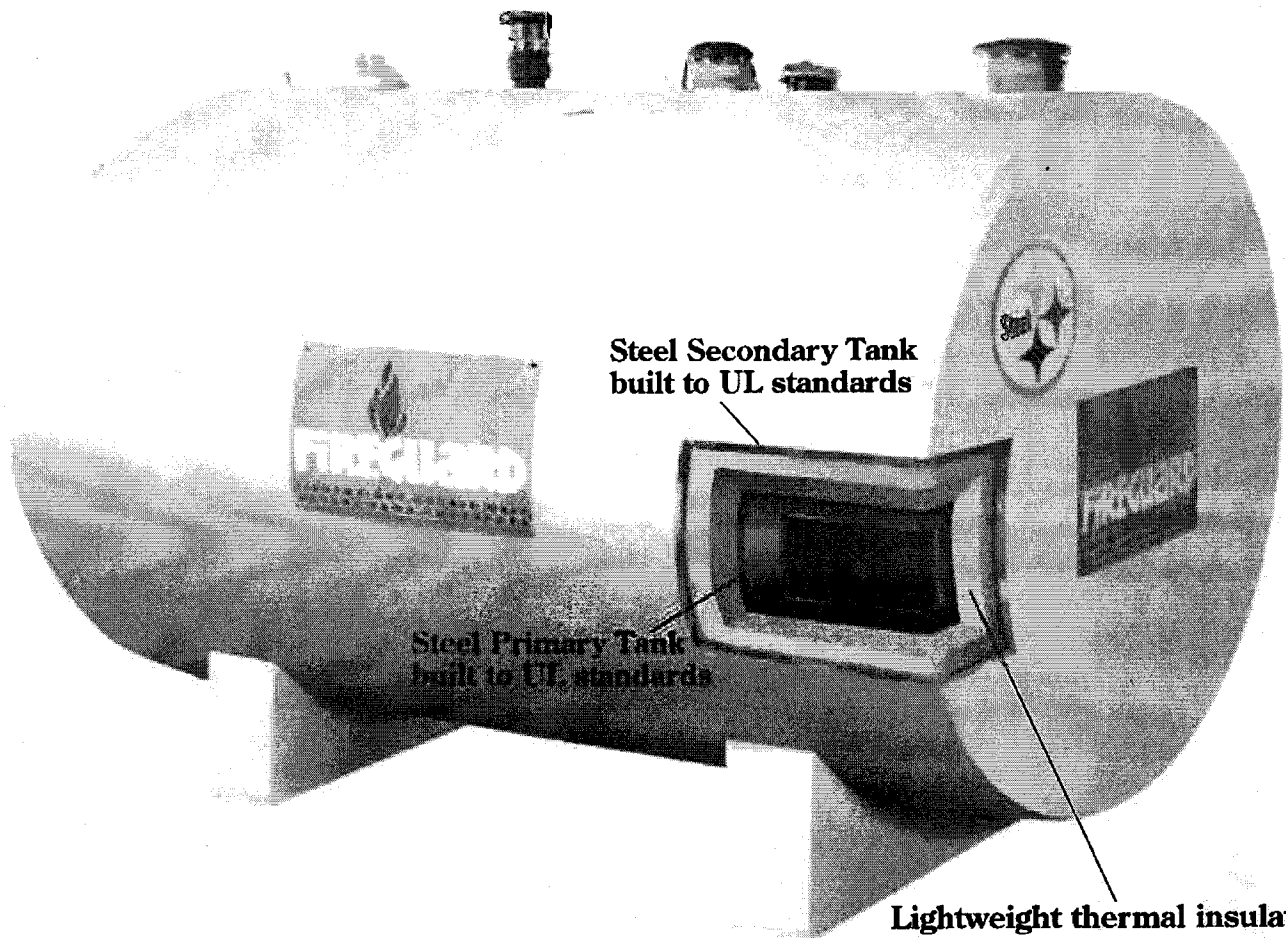
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UL 2085 Protected AST

FIREGUARD®

The New Generation of fire-rated AST's, going far beyond those "first generations" tanks which were merely enclosed in concrete.

- Fireguard® was the first AST of its design to obtain a UL Listing for secondary containment.
- Fireguard®'s secondary containment can be tightness tested on-site with standard testing procedures!
- Fireguard®'s exterior steel wall provides superior weatherability and low-cost maintenance. Unlike concrete, cracking or spalling will never be a problem!
- Fireguard®'s unique thermal insulating material is 75% lighter than concrete... Shipping, installation and relocation costs are reduced!
- The Fireguard® technology is patented under U.S. Patent #5695089 and #5809650 for "Lightweight Double Wall Storage Tank."



**Steel Secondary Tank
built to UL standards**

**Steel Primary Tank
built to UL standards**

Lightweight thermal insulation

- Unique feature that helped Fireguard® exceed the UL 2-hour fire test
- Sufficiently porous to facilitate quick emergency venting and/or leak detection

Is Your Aboveground Tank Everything It's Cracked Up To Be?

FIREGUARD

VS.

Concrete Encased

- | | |
|--|---|
| <ul style="list-style-type: none">• Secondary containment is testable on-site using standard, economical testing procedures.• Fireguard®'s steel outer wall provides low-cost maintenance and protects the insulation material from weathering.• An average 12,000 gallon Fireguard® weighs under 30,000 pounds - well within the legal load limit for trucking. | <ul style="list-style-type: none">• The secondary containment on certain designs may require elaborate and expensive procedures to be tested on-site.• Exposed concrete outer wall is susceptible to cracking, spalling and weathering - problems that are expensive to correct and are usually not covered by warranty.• An average 12,000 gallon concrete-encased tank weighs upwards of 100,000 pounds - imagine the hassles involved in handling that tank. |
|--|---|

FIREGUARD®: THE ONLY TANK THAT MEETS ALL OF THESE STANDARDS

- UL-2085 Listed "Protected" Aboveground Tanks for Flammable and Combustible Liquids
- Both inner and outer tanks built per UL-142 Standard for Steel Aboveground tanks for Flammable and Combustible Liquids
- Uniform Fire Code, "Protected Tank"
- UL-2080 Listed "Fire Resistant" Tanks for Flammable and Combustible Liquids
- NFPA 30 and 30A, National Fire Protection Association
- NFPA 1, Uniform Fire Code™, of the National Fire Protection Association, "Protected Aboveground Tank"
- Steel Tank Institute (STI) Standard F941 for Thermally Insulated Aboveground Storage Tanks
- International Fire Code (IFC)
- ULC-S655 Underwriters Laboratories of Canada Standard for Aboveground Tanks for Flammable and Combustible Liquids
- Other Standards...
- Ballistics protection per UL-2085
- Vehicle impact protection per UL-2085
- Hose Stream tested per UL-2085
- California Air Resources Board (CARB) testing requirements for air emissions
- Many fire codes and environmental regulations will accept Fireguard® Secondary Containment Tanks as an alternate to diking requirements

If your project is required to follow NFPA 30 or 30A guidelines... Check with your area "Authority Having Jurisdiction" related to maximum allowable tank capacity for the class fuel being stored and secondary containment requirements.

CIRCULAR SPECIFICATIONS			
CYLINDRICAL DESIGN			
SAMPLE OUTER TANK DIMENSIONS			
ALL DIAMETERS AND LENGTHS ARE NOMINAL			
GALLONS	DIAMETER	LENGTH	APPROX WEIGHT (lbs.)
186	48	54	2,119
250	48	68	2,513
300	50	72	2,821
500	54	70	2,413
560	54	78	2,606
1,000	54	134	5,338
1,000	70	78	5,005
1,500	70	114	6,537
2,000	70	150	8,309
2,500	70	186	9,644
3,000	70	222	10,979
4,000	78	233	13,523
4,000	90	175	14,072
5,000	79	290	18,998
5,000	103	169	17,149
6,000	79	347	21,961
6,000	103	199	19,206
8,000	103	259	23,319
10,000	103	331	28,256
12,000	103	391	32,370
15,000	127	313	35,821
20,000	127	415	44,506
25,000	127	517	55,891
30,000	127	619	64,575

Please note that all dimensions and weights are approximate. Individual tanks may vary from these values.

RECTANGULAR SPECIFICATIONS				
RECTANGULAR DESIGN				
SAMPLE OUTER TANK DIMENSIONS				
ALL DIAMETERS AND LENGTHS ARE NOMINAL				
GALLONS	LENGTH	WIDTH	HEIGHT	APPROX. WEIGHT (lbs.)
186	45	45	56	2,256
250	118	37	37	3,305
250	79	51	37	2,916
500	141	52	37	4,991
750	93	73	37	3,950
1,000	128	73	37	4,607
1,000	89	73	51	4,102
1,500	125	89	45	5,772
2,000	141	87	51	6,679
2,000	141	73	61	6,486
2,500	141	89	61	7,453
3,000	251	73	51	11,572
3,000	118	103	73	9,379
4,000	332	73	51	14,990
4,000	155	103	73	11,640
5,000	337	73	61	16,615
5,000	192	103	73	13,901
6,000	403	73	61	19,631
6,000	229	103	73	16,162
8,000	371	103	61	22,872
8,000	303	103	73	20,684
10,000	461	103	61	27,992
10,000	377	130	73	25,205
12,000	452	103	73	29,788
15,000	387	103	103	38,510
18,000	463	103	103	45,290
24,700	466	138	103	54,539



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vapor-tight connections between the delivery hose and tank fill pipe. Where tanks are equipped with any type of vapor recovery system, all connections required to be made for the safe and proper functioning of the particular vapor recovery process shall be made. Such connections shall be made liquid and vapor tight and remain connected throughout the unloading process. Vapors shall not be discharged at grade level during delivery.

2305.2 Equipment maintenance and inspection. Motor fuel-dispensing facility equipment shall be maintained in proper working order at all times in accordance with Sections 2305.2.1 through 2305.2.5.

2305.2.1 Inspections. Flammable and *combustible liquid* fuel-dispensing and containment equipment shall be periodically inspected where required by the *fire code official* to verify that the equipment is in proper working order and not subject to leakage. Records of inspections shall be maintained.

2305.2.2 Repairs and service. The *fire code official* is authorized to require damaged or unsafe containment and dispensing equipment to be repaired or serviced in an *approved* manner.

2305.2.3 Dispensing devices. Where maintenance to Class I liquid dispensing devices becomes necessary and such maintenance could allow the accidental release or ignition of liquid, the following precautions shall be taken before such maintenance is begun:

1. Only persons knowledgeable in performing the required maintenance shall perform the work.
2. Electrical power to the dispensing device and pump serving the dispenser shall be shut off at the main electrical disconnect panel.
3. The emergency shutoff valve at the dispenser, where installed, shall be closed.
4. Vehicle traffic and unauthorized persons shall be prevented from coming within 12 feet (3658 mm) of the dispensing device.

2305.2.4 Emergency shutoff valves. Automatic emergency shutoff valves required by Section 2306.7.4 shall be checked not less than once per year by manually tripping the hold-open linkage.

2305.2.5 Leak detectors. Leak detection devices required by Section 2306.7.7.1 shall be checked and tested not less than annually in accordance with the manufacturer's specifications to ensure proper installation and operation.

2305.3 Spill control. Provisions shall be made to prevent liquids spilled during dispensing operations from flowing into buildings. Acceptable methods include, but shall not be limited to, grading driveways, raising doorsills or other *approved* means.

2305.4 Sources of ignition. Smoking and open flames shall be prohibited in areas where fuel is dispensed. The engines of vehicles being fueled shall be shut off during fueling. Electrical equipment shall be in accordance with NFPA 70.

2305.5 Fire extinguishers. *Approved* portable fire extinguishers complying with Section 906 with a minimum rating

of 2-A:20-B:C shall be provided and located such that an extinguisher is not more than 75 feet (22 860 mm) from pumps, dispensers or storage tank fill-pipe openings.

2305.6 Warning signs. Warning signs shall be conspicuously posted within sight of each dispenser in the fuel-dispensing area and shall state the following:

1. No smoking.
2. Shut off motor.
3. Discharge your static electricity before fueling by touching a metal surface away from the nozzle.
4. To prevent static charge, do not reenter your vehicle while gasoline is pumping.
5. If a fire starts, do not remove nozzle—back away immediately.
6. It is unlawful and dangerous to dispense gasoline into unapproved containers.
7. No filling of portable containers in or on a motor vehicle. Place container on ground before filling.

2305.7 Control of brush and debris. Fenced and diked areas surrounding above-ground tanks shall be kept free from vegetation, debris and other material that is not necessary to the proper operation of the tank and piping system.

Weeds, grass, brush, trash and other combustible materials shall be kept not less than 10 feet (3048 mm) from fuel-handling equipment.

SECTION 2306 FLAMMABLE AND COMBUSTIBLE LIQUID MOTOR FUEL-DISPENSING FACILITIES

2306.1 General. Storage of flammable and *combustible liquids* shall be in accordance with Chapter 57 and Sections 2306.2 through 2306.6.3.

2306.2 Method of storage. *Approved* methods of storage for Class I, II and III liquid fuels at motor fuel-dispensing facilities shall be in accordance with Sections 2306.2.1 through 2306.2.6.

2306.2.1 Underground tanks. Underground tanks for the storage of Class I, II and IIIA liquid fuels shall comply with Chapter 57.

2306.2.1.1 Inventory control for underground tanks. Accurate daily inventory records shall be maintained and reconciled on underground fuel storage tanks for indication of possible leakage from tanks and piping. The records shall include records for each product showing daily reconciliation between sales, use, receipts and inventory on hand. Where there is more than one system consisting of tanks serving separate pumps or dispensers for a product, the reconciliation shall be ascertained separately for each tank system. A consistent or accidental loss of product shall be immediately reported to the *fire code official*.

2306.2.2 Above-ground tanks located inside buildings. Above-ground tanks for the storage of Class I, II and IIIA liquid fuels are allowed to be located in buildings. Such

MOTOR FUEL-DISPENSING FACILITIES AND REPAIR GARAGES

tanks shall be located in special enclosures complying with Section 2306.2.6, in a liquid storage room or a liquid storage warehouse complying with Chapter 57, or shall be listed and labeled as protected above-ground tanks in accordance with UL 2085.

2306.2.3 Above-ground tanks located outside, above grade. Above-ground tanks shall not be used for the storage of Class I, II or III liquid motor fuels, except as provided by this section.

1. Above-ground tanks used for outside, above-grade storage of Class I liquids shall be listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be in accordance with Chapter 57. Such tanks shall be located in accordance with Table 2306.2.3.
2. Above-ground tanks used for outside, above-grade storage of Class II or IIIA liquids shall be listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.

Exception: Other above-ground tanks that comply with Chapter 57 where approved by the fire code official.

3. Tanks containing fuels shall not exceed 12,000 gallons (45 420 L) in individual capacity or 48,000 gallons (181 680 L) in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100 feet (30 480 mm).
4. Tanks located at farms, construction projects, or rural areas shall comply with Section 5706.2.

5. Above-ground tanks used for outside above-grade storage of Class IIIB liquid motor fuel shall be listed and labeled in accordance with UL 142 or listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.

2306.2.4 Above-ground tanks located in above-grade vaults or below-grade vaults. Above-ground tanks used for storage of Class I, II or IIIA liquid motor fuels are allowed to be installed in vaults located above grade or below grade in accordance with Section 5704.2.8 and shall comply with Sections 2306.2.4.1 and 2306.2.4.2. Tanks in above-grade vaults shall also comply with Table 2306.2.3.

2306.2.4.1 Tank capacity limits. Tanks storing Class I and Class II liquids at an individual site shall be limited to a maximum individual capacity of 15,000 gallons (56 775 L) and an aggregate capacity of 48,000 gallons (181 680 L).

2306.2.4.2 Fleet vehicle motor fuel-dispensing facilities. Tanks storing Class II and Class IIIA liquids at a fleet vehicle motor fuel-dispensing facility shall be limited to a maximum individual capacity of 20,000 gallons (75 700 L) and an aggregate capacity of 80,000 gallons (302 800 L).

2306.2.5 Portable tanks. Where approved by the fire code official, portable tanks are allowed to be temporarily used in conjunction with the dispensing of Class I, II or III liquids into the fuel tanks of motor vehicles or motorized equipment on premises not normally accessible to the public. The approval shall include a definite time limit.

2306.2.6 Special enclosures. Where installation of tanks in accordance with Section 5704.2.11 is impractical, or

**TABLE 2306.2.3
MINIMUM SEPARATION REQUIREMENTS FOR ABOVE-GROUND TANKS**

CLASS OF LIQUID AND TANK TYPE	INDIVIDUAL TANK CAPACITY (gallons)	MINIMUM DISTANCE FROM NEAREST IMPORTANT BUILDING ON SAME PROPERTY (feet)	MINIMUM DISTANCE FROM NEAREST FUEL DISPENSER (feet)	MINIMUM DISTANCE FROM LOT LINE THAT IS OR CAN BE BUILT UPON, INCLUDING THE OPPOSITE SIDE OF A PUBLIC WAY (feet)	MINIMUM DISTANCE FROM NEAREST SIDE OF ANY PUBLIC WAY (feet)	MINIMUM DISTANCE BETWEEN TANKS (feet)
Class I protected above-ground tanks	Less than or equal to 6,000	5	25 ^a	15	5	3
	Greater than 6,000	15	25 ^a	25	15	3
Class II and III protected above-ground tanks	Same as Class I	Same as Class I	Same as Class I ^a	Same as Class I	Same as Class I	Same as Class I
Tanks in vaults	0-20,000	0 ^b	0	0 ^b	0	Separate compartment required for each tank
Other tanks	All	50	50	100	50	3

For SI: 1 foot = 304.8 mm, 1 gallon = 3.785 L.

- a. At fleet vehicle motor fuel-dispensing facilities, a minimum separation distance is not required.
- b. Underground vaults shall be located such that they will not be subject to loading from nearby structures, or they shall be designed to accommodate applied loads from existing or future structures that can be built nearby.
- c. For Class IIIB liquids in protected above-ground tanks, a minimum separation distance is not required.

because of property or building limitations, tanks for liquid motor fuels are allowed to be installed in buildings in special enclosures in accordance with all of the following:

1. The special enclosure shall be liquid tight and vapor tight.
2. The special enclosure shall not contain backfill.
3. Sides, top and bottom of the special enclosure shall be of reinforced concrete not less than 6 inches (152 mm) thick, with openings for inspection through the top only.
4. Tank connections shall be piped or closed such that neither vapors nor liquid can escape into the enclosed space between the special enclosure and any tanks inside the special enclosure.
5. Means shall be provided whereby portable equipment can be employed to discharge to the outside any vapors that might accumulate inside the special enclosure should leakage occur.
6. Tanks containing Class I, II or IIIA liquids inside a special enclosure shall not exceed 6,000 gallons (22 710 L) in individual capacity or 18,000 gallons (68 130 L) in aggregate capacity.
7. Each tank within special enclosures shall be surrounded by a clear space of not less than 3 feet (910 mm) to allow for maintenance and inspection.

2306.3 Security. Above-ground tanks for the storage of liquid motor fuels shall be safeguarded from public access or unauthorized entry in an *approved* manner.

2306.4 Physical protection. Guard posts complying with Section 312 or other *approved* means shall be provided to protect above-ground tanks against impact by a motor vehicle unless the tank is *listed* as a protected above-ground tank with vehicle impact protection.

2306.5 Secondary containment. Above-ground tanks shall be provided with drainage control or diking in accordance with Chapter 57. Drainage control and diking is not required for *listed* secondary containment tanks. Secondary containment systems shall be monitored either visually or automatically. Enclosed secondary containment systems shall be provided with emergency venting in accordance with Section 2306.6.2.5.

2306.6 Piping, valves, fittings and ancillary equipment for use with flammable or combustible liquids. The design, fabrication, assembly, testing and inspection of piping, valves, fittings and ancillary equipment for use with flammable or *combustible liquids* shall be in accordance with Chapter 57 and Sections 2306.6.1 through 2306.6.3.

2306.6.1 Protection from damage. Piping shall be located such that it is protected from physical damage.

2306.6.2 Piping, valves, fittings and ancillary equipment for above-ground tanks for Class I, II and III liquids. Piping, valves, fittings and ancillary equipment for above-ground tanks storing Class I, II and III liquids shall comply with Sections 2306.6.2.1 through 2306.6.2.6.

2306.6.2.1 Tank openings. Tank openings for above-ground tanks shall be through the top only.

2306.6.2.2 Fill-pipe connections. The fill pipe for above-ground tanks shall be provided with a means for making a direct connection to the tank vehicle's fuel-delivery hose so that the delivery of fuel is not exposed to the open air during the filling operation. Where any portion of the fill pipe exterior to the tank extends below the level of the top of the tank, a check valve shall be installed in the fill pipe not more than 12 inches (305 mm) from the fill-hose connection.

2306.6.2.3 Overfill protection. Overfill protection shall be provided for above-ground flammable and *combustible liquid* storage tanks in accordance with Sections 5704.2.7.5.8 and 5704.2.9.7.6.

2306.6.2.4 Siphon prevention. An *approved* anti-siphon method shall be provided in the piping system to prevent flow of liquid by siphon action.

2306.6.2.5 Emergency relief venting. Above-ground storage tanks, tank compartments and enclosed secondary containment spaces shall be provided with emergency relief venting in accordance with Chapter 57.

2306.6.2.6 Spill containers. A spill container having a capacity of not less than 5 gallons (19 L) shall be provided for each fill connection. For tanks with a top fill connection, spill containers shall be noncombustible and shall be fixed to the tank and equipped with a manual drain valve that drains into the primary tank. For tanks with a remote fill connection, a portable spill container is allowed.

2306.6.3 Piping, valves, fittings and ancillary equipment for underground tanks. Piping, valves, fittings and ancillary equipment for underground tanks shall comply with Chapter 57 and NFPA 30A.

2306.7 Fuel-dispensing systems for flammable or combustible liquids. The design, fabrication and installation of fuel-dispensing systems for flammable or *combustible liquid* fuels shall be in accordance with Sections 2306.7.1 through 2306.7.9.2.4. Alcohol-blended fuel-dispensing systems shall also comply with Section 2306.8.

2306.7.1 Listed equipment. Electrical equipment, dispensers, hose, nozzles and submersible or subsurface pumps used in fuel-dispensing systems shall be *listed*.

2306.7.2 Fixed pumps required. Class I and II liquids shall be transferred from tanks by means of fixed pumps designed and equipped to allow control of the flow and prevent leakage or accidental discharge.

2306.7.3 Mounting of dispensers. Dispensing devices, except those installed on top of a protected above-ground tank that qualifies as vehicle-impact resistant, shall be protected against physical damage by mounting on a concrete island 6 inches (152 mm) or more in height, or shall be protected in accordance with Section 312. Dispensing devices shall be installed and securely fastened to their mounting surface in accordance with the dispenser manu-

SUPERVISORY SIGNAL-INITIATING DEVICE. An initiating device such as a valve supervisory switch, water level indicator, or low-air pressure switch on a dry-pipe sprinkler system whose change of state signals an off-normal condition and its restoration to normal of a fire protection or life safety system; or a need for action in connection with guard tours, fire suppression systems or equipment, or maintenance features of related systems.

SYSTEM. An assembly of equipment consisting of a tank, container or containers, appurtenances, pumps, compressors and connecting piping.

TANK. A vessel containing more than 60 gallons (227 L).

TANK, ATMOSPHERIC. A storage tank designed to operate at pressures from atmospheric through 1.0 pound per square inch gauge (760 mm Hg through 812 mm Hg) measured at the top of the tank.

TANK, PORTABLE. A packaging of more than 60-gallon (227 L) capacity and designed primarily to be loaded into or on or temporarily attached to a transport vehicle or ship and equipped with skids, mountings or accessories to facilitate handling of the tank by mechanical means. It does not include any cylinder having less than a 1,000-pound (454 kg) water capacity, cargo tank, tank car tank or trailers carrying cylinders of more than 1,000-pound (454 kg) water capacity.

TANK, PRIMARY. A listed atmospheric tank used to store liquid. See "Primary containment."

TANK, PROTECTED ABOVE GROUND. A tank listed in accordance with UL 2085 consisting of a primary tank provided with protection from physical damage and fire-resistive protection from a high-intensity liquid pool fire exposure. The tank may provide protection elements as a unit or may be an assembly of components, or a combination thereof.

TANK, STATIONARY. Packaging designed primarily for stationary installations not intended for loading, unloading or attachment to a transport vehicle as part of its normal operation in the process of use. It does not include cylinders having less than a 1,000-pound (454 kg) water capacity.

TANK VEHICLE. A vehicle other than a railroad tank car or boat, with a cargo tank mounted thereon or built as an integral part thereof, used for the transportation of flammable or combustible liquids, LP-gas or hazardous chemicals. Tank vehicles include self-propelled vehicles and full trailers and semitrailers, with or without motive power, and carrying part or all of the load.

TEMPORARY STAGE CANOPY. A temporary ground-supported membrane-covered frame structure used to cover stage areas and support equipment in the production of outdoor entertainment events.

[BG] TENT. A structure, enclosure or shelter, with or without sidewalls or drops, constructed of fabric or pliable material supported by any manner except by air or the contents that it protects.

THEFT RESISTANT. Construction designed to deter illegal entry into facilities for the storage of *explosive materials*.

TIMBER AND LUMBER PRODUCTION FACILITIES. Facilities where raw wood products are processed into finished wood products.

TIRES, BULK STORAGE OF. Storage of tires where the area available for storage exceeds 20,000 cubic feet (566 m³).

TOOL. A device, storage container, workstation or process machine used in a fabrication area.

TORCH-APPLIED ROOF SYSTEM. Bituminous roofing systems using membranes that are adhered by heating with a torch and melting asphalt back coating instead of mopping hot asphalt for adhesion.

[A] TOWNHOUSE. A single-family *dwelling unit* constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on not less than two sides.

TOXIC. A chemical falling within any of the following categories:

1. A chemical that has a median lethal dose (LD₅₀) of more than 50 milligrams per kilogram, but not more than 500 milligrams per kilogram of body weight when administered orally to albino rats weighing between 200 and 300 grams each.
2. A chemical that has a median lethal dose (LD₅₀) of more than 200 milligrams per kilogram but not more than 1,000 milligrams per kilogram of body weight when administered by continuous contact for 24 hours (or less if death occurs within 24 hours) with the bare skin of albino rabbits weighing between 2 and 3 kilograms each.
3. A chemical that has a median lethal concentration (LC₅₀) in air of more than 200 parts per million but not more than 2,000 parts per million by volume of gas or vapor, or more than 2 milligrams per liter but not more than 20 milligrams per liter of mist, fume or dust, when administered by continuous inhalation for 1 hour (or less if death occurs within 1 hour) to albino rats weighing between 200 and 300 grams each.

TRAFFIC CALMING DEVICES. Traffic calming devices are design elements of fire apparatus access roads such as street alignment, installation of barriers, and other physical measures intended to reduce traffic and cut-through volumes, and slow vehicle speeds.

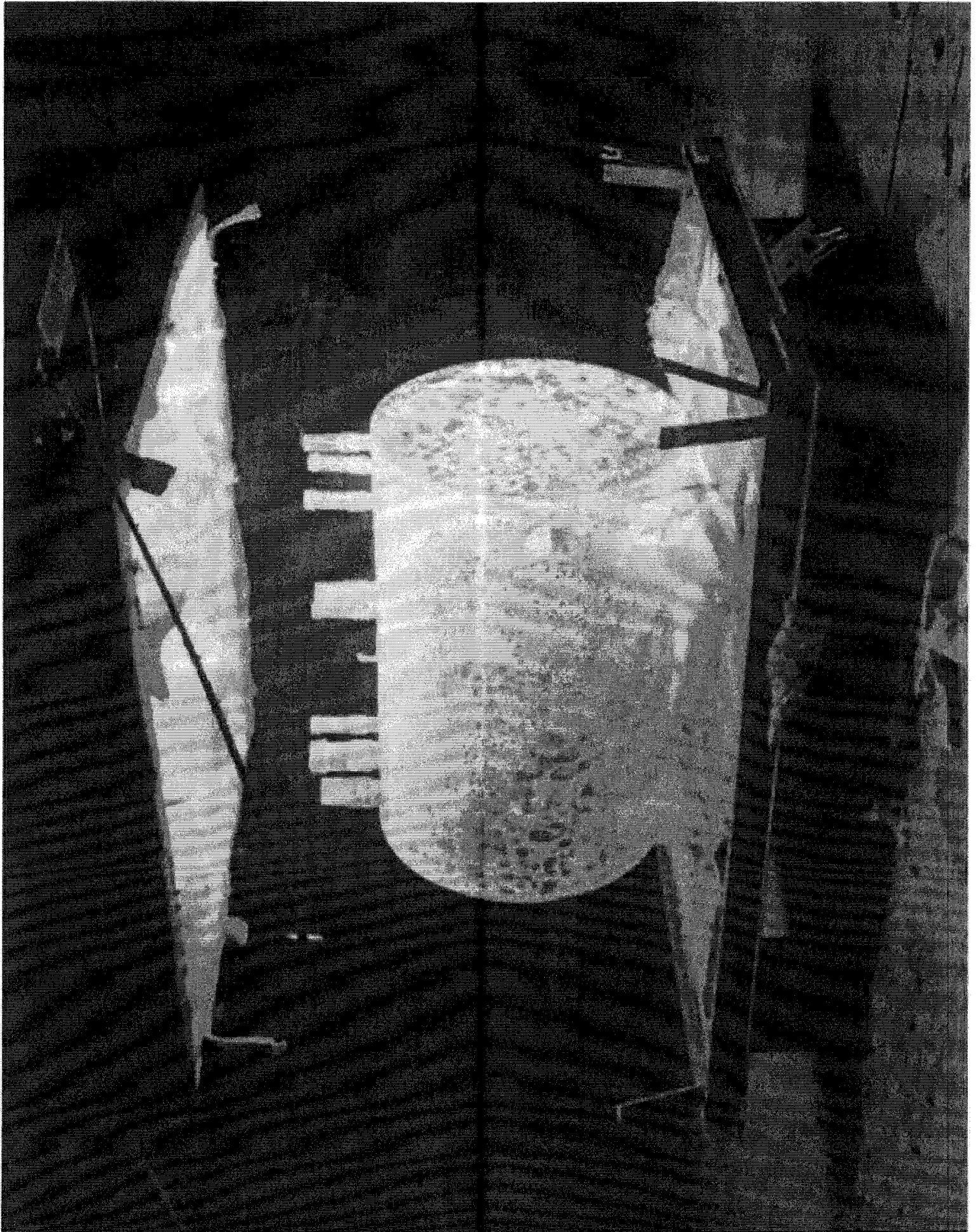
[BG] TRANSIENT. Occupancy of a dwelling unit or sleeping unit for not more than 30 days.

[BG] TRANSIENT AIRCRAFT. Aircraft based at another location and that is at the transient location for not more than 90 days.

TRANSVERSE FLUE SPACE. See "Flue space—Transverse."

TRASH. See "Rubbish."

TROUBLE SIGNAL. A signal initiated by the fire alarm system or device indicative of a fault in a monitored circuit or component.

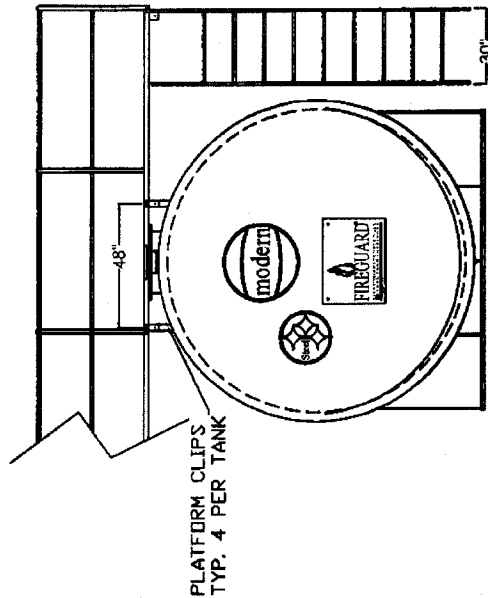
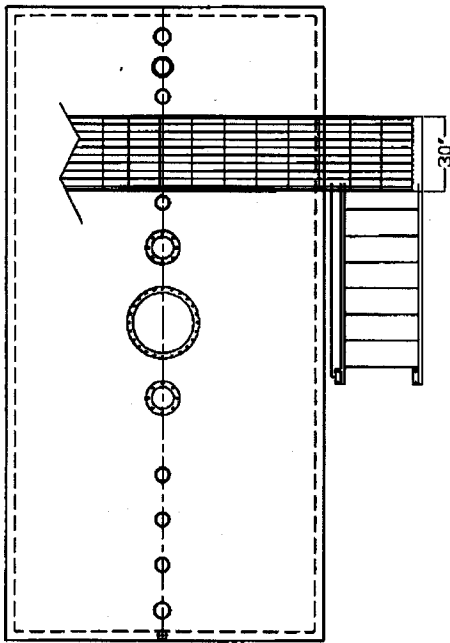


MEETS IBC 2015
MEETS CBC 2016

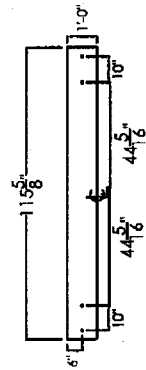
INNER TANK: 1/4" A36 CARBON STEEL
OUTER TANK: 1/4" A36 CARBON STEEL

INTERIOR: BARE, CLEAN OF DEBRIS

EXTERIOR: WHITE POLYURETHANE



PLATFORM CLIPS
TYP. 4 PER TANK



MATERIAL AND CONSTRUCTION CONFORM TO
UNDERWRITERS LABORATORIES STANDARD U.L. 2085.
SECONDARY CONTAINMENT PROTECTED
ABOVEGROUND TANK.

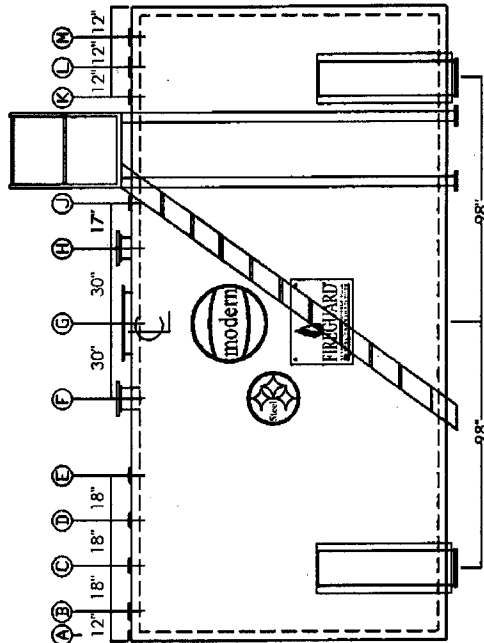
FIRE RESISTANT PER U.L. 2085.

BALLISTIC RESISTANT PER U.L. 2085.

VEHICLE IMPACT RESISTANT PER U.L. 2085.

U.L. LABEL FOR PROTECTED SECONDARY CONTAINMENT
ABOVEGROUND TANK IS REQUIRED.

CARB EXECUTIVE ORDER VR-302-C.



AIR TEST AT NOT LESS THAN 3 PSI NOR MORE THAN 5 PSI. PRIMARY TANK TO
BE TESTED ALONE. SECONDARY TANK TO BE PRESSURE TESTED WITH
PRESSURE IN PRIMARY TANK. THIS SHALL BE ACCOMPLISHED BY BLEEDING
AIR FROM THE PRIMARY TANK INTO THE SECONDARY TANK.

AT NO TIME SHALL THE PRESSURE IN THE SECONDARY
TANK EXCEED THE PRESSURE IN THE PRIMARY TANK.

MARKREQD	SIZE	TYPE	REMARKS
A	1	2" FNPT	MONITOR
B	1	6" FNPT	
C	1	4" FNPT	
D	1	4" FNPT	
E	1	4" FNPT	
F	1	8" FFSD	PR. E-VENT
G	1	24"	MANWAY
H	1	8" FFSD	SEC. E-VENT
J	1	4" FNPT	
K	1	4" FNPT	
L	1	6" FNPT	
M	1	4" FNPT	

SIZE	O.D.	LENGTH	WEIGHT
12,000	127	21'-1"	26,900#

SCHEDULE OF OPENINGS

NO. REQD.	ONE (1)	ITEM NO.:	
		modern welding company of california, inc. 4141 N. BRAVLEY AVE. PLEASANTON, CA 94722 PH 925-275-9353 FAX 925-275-4861	
PILOT TRAVEL CENTERS			
12,000 GALLON MODERN U.L. 2085 FIREGUARD ABOVEGROUND TANK			
OWN. BY	JC	DATE	2/28/18
SCALE	NONE		
CHK. BY	JC	JOB NO.	
APR. BY		DWG. NO.	14034
		SHT. NO.	1 OF 2



Underwriters Laboratories Inc.®

Northbrook, Illinois • (847) 272-8800

Melville, New York • (516) 271-6200

Santa Clara, California • (408) 985-2400

Research Triangle Park,
North Carolina • (919) 549-1400

Camas, Washington • (360) 817-5500

CERTIFICATE OF COMPLIANCE

CERTIFICATE NUMBER: 090198 - MH17883

ISSUE DATE: September 1, 1998

Issued to: Steel Tank Institute
570 Oakwood Road
Lake Zurich, IL 60047

Report Reference: MH17883


This is to Certify that
representative samples of: Protected Aboveground Tanks for Flammable and
Combustible Liquids, with 3" and 6" Insulation

Have been investigated by Underwriters Laboratories Inc. in accordance with the Standard(s)
indicated on this Certificate.

Standard(s) for Safety: UL2085, Protected Aboveground Tanks for Flammable and Combustible Liquids

Additional Information: "Fireguard" protected secondary containment aboveground tanks for Flammable and
Combustible Liquids. These are secondary containment aboveground steel tanks with a layer
of insulating material in the annular space. These tanks have been proven to meet the
requirements outlined in UL 2085 including: Two Hour Full Scale Fire Test, Ballistics/Projectile
Test, Vehicle Impact Test, Hose Stream Test, Pool Fire Test and Interstitial Communication
Test. These tanks are intended for stationary installation in accordance with the Flammable
and Combustible Liquids code, NFPA 30, the Automotive and Marine Service Station Code,
NFPA 30A, and the Standard for Installation of Oil Burning Equipment, NFPA 31 for the
National Fire Protection Association, and/or the Uniform Fire Code.

**Only those products bearing the UL Listing Mark should be considered as being covered by
UL's Listing and Follow-Up Service.**

The UL Listing Mark generally includes four elements as follows: the name "Underwriters Laboratories Inc." in various
forms and type styles, or abbreviations such as "Und. Lab. Inc.", or the symbol "UL in a circle" - ; the word "Listed"; a
control number (may be alphanumeric) assigned by UL; and the product or category name (product identifier), as indicated
in the appropriate UL Directory.

LOOK FOR THE UL LISTING MARK ON THE PRODUCT


Engineer: LISA DEVERA
Underwriters Laboratories Inc.


Review Engineer: WAYNE DOVERSBERGER
Underwriters Laboratories Inc.

California AST Locations

Store	City	County	Address	Zip
Flying J #614	Barstow	San Bernardino	2611 Fisher Blvd.	92311
Flying J #617	Lodi	San Joaquin	15100 Thornton Rd.	95242
Flying J #613	Bakersfield	Kern	17047 Zachary Ave.	93308
Pilot #1019	Orland	Glenn	4444 Commerce Lane	95963
Flying J #1080	Patterson	Stanislaus	2275 Sperry Ave.	95363
Pilot #137	Weed	Siskiyou	395 Vista Dr.	96094
Flying J #1094	Tehachapi	Kern	1668 E. Tehachapi Blvd.	93561

COVER LETTER

Mail date: 2/22/18

MAIL TO: RIVERSIDE CTY ADMIN CTR / Board Chambers / 1st Floor
4080 Lemon Str, Riverside, CA 92501
Priority Mail: 9114 9999 4423 8089 1854 54

Hearing Time March 7, 2018

MAIL TO: Riverside Cty Planning Dept Attn: Jay Olivas 760-863-7050
POBx 1409 Riverside, CA 92502-1409
E: mail this form to: planning.rctima.org/PublicHearings.aspx
Priority Mail: 9114 9999 4423 8089 18563

RE: Pilot's & Buffet CUP 3774 & Hearing March 7th

We the respondents, co-sponsors & signators [1] DEMAND that this written response be read for and on and into the record during the hearing March 7 2018 and considered for review & application of our demands by the BOARD Chamber members. [2] We demand written reply to the eight questions listed in the responding document of protest, objection, & recommended SOLUTIONs / our remedy proposed. [3] If the Pilot owner Warren Buffet is NOT present during hearing or his counsel is present or absent, we DEMAND that myself appear telephonically and we are notified by yourself of the telephonic arrangements beforehand from your secretary and give us call in number and time.

If this document does STOP the permit CUP 3774 as written, then we OBJECT to the Board granting the permit request and demand a written response to the address below why that "permit o.k." decision was made or is in the process of approving "as written" AND we reserve our rights to appeal and be granted trial by jury to dispute & reconsider any affirmative permit granting: no Bill of Attainder proceeding is allowed by law & Art 1 sec 9 of Calif Constitution, also Federal.

Please ask & invite by writing ... the "rich" CA official Nancy Pelosi to appear in this hearing also...since she consistently and repeatedly ENDANGERS all the members of your Corporation & State and other inhabitants therein by her ongoing gross negligence, pay2play schemes, felony VOTE SCAM scheme, and / we want to arrest & indict her for all her ongoing crimes, generally of aid & abet'g foreign invader criminals... and NOT sponsoring the required and necessary wall building and not protecting the victims dead by her negligent acts and being complicit with

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2018 FEB 23 AM 10:34

the murderer of the last two CA Police officers recently murdered by an illegal alien / a double time felon...she DID NOT DEPORT.

Please note this documents general format also applies to many other building applications and incidents ongoing where the people require more REFORM and more parental liability, more liability from the FBI and government officials ...as preparation for the coming nuke invader weapons ...and become the first city to be car bomb nuked or massacred by terrorists in the golden state.

The world is a crazy and doubly dangerous place, ... since i graduated from high school in 1962....there were NO POLICE or guns in school. By Hooki me...there'd be NO kids in school...half the year ! They'd be HOME working on a VOCATION.

Thanks for the excellent services you perform...

Go in peace...ur god is within...

Cordially

Rick Shawke / counsel in law / non-bar
Bx 771
Thousand Palms, California

Telephonic: 760-323-2200

CONSTRUCTION SAFETY concerns amid ongoing & worsening 1333+ murderous destructive ACTS of Mass

Murder nationwide, last 5 years. Priority Mail:

9114 9999 4423 8089 1864 25
For Tracking or inquiries go to USPS.com
or call 1-800-222-1811.

TO: CA public servants & officials, DOT, local fire chief, Pilot Mgt, jailed prior owner's of PILOT INC convicted of fraud and the current owner: Warren Buffet. Riverside Cty Admin Center Board Members. Local newspapers.

RE: Memo & Notice Request for CUP 3774 at PILOT station TP, CA.

Post Vietnam War...US & CA cities & suburbs are no longer safe places to live. 1333+ mass murders in US in just five years / 56,754 dead, 225,939 incidents- injuries: U Must not continue to allow criminal / unvetted invaders into USA / careless building and TV violence shown to your children / the dirty plutonium truck bombs are coming NEXT across the borders. Another truck bomb or fuel depot of exposed / non-shielded 4800 gal tanks, amid 10-20 trucks each with 200 gal fuel tanks, amid some tanker trucks having 2000 or more gallons of toxic fuel and 3 more stations located nearby at the busy and two trafficked intersections, open to travel by ANYONE or any truck bomb existing I-10 ... is a "terrorists or wacko's prime target / dream come true". Why not park some dynamite trucks there and/or at Motel 6, all day or night. Let's have CA official Nancy Pelosi & Warren Buffet move in the adjacent Motel 6 next door or the 800 bed Casino across the highway to supervise & monitor the coming mega-tonne EXPLOSION...deliberately done....and easy to do: just one rifle and/or one match!!!

We the local people are have questions and are concerned of an "open" fuel storage area as being used as a another bomb cite w/consequences, if some deranged person, outsider or crazy US person, or terrorist or invader, vengeful or disgruntled or fired employee throws a hand grenade, handmade incendiary or explosive device thrown into the chain linked area or fires and automatic weapon or semi-automatic weapon into those tanks / non -terrorist insecure area of ABOVE GROUND 4800 gallon of fuel, plus truckers fuel, plus truck tankers of fuel, plus three near gas stations, easily detonated by ONE AR-15 ...exactly :

1. What & where is the proposed TANK & TRUCK EXPLOSION's magnitude & **DAMAGE ASSESSMENT** : How many DEAD & how much damaged property ???
2. What damages and loss of life on I-10 ?
3. NAME the **INSURANCE** Carrier that will cover this catastrophic loss of life and property: will Pilot Pay or Buffet, or the State or Fed Government pay or no one pays?
4. Where is the **Pollution Impact Study** for these toxic vapors upon the local neighborhood people, children and aged? Air pollution in CA is NOW among the Nation's worst.
5. How much MORE toxic vapors & fluid will leak into the local environment in volumetric measure per hour.? Every month we the locals wiff new toxic fuels, many unidentified by us.
6. Where is the **insurance policy & bond money** and policy number & bond number that will cover the damages & burial for loss of life and property damage when or if this exposed vulnerable 4800 gal above ground tank+++ , accidentally or deliberately, is ignited or detonated?
7. Is there any tank explosion tests available showing the vulnerable above-ground tank characteristics: **CAUSED** by various bullet penetrations, fire & heat resistance, category 6 or 7 earthquake on the mounting and frame, and/or run away truck ramming???
8. Who is **GUARANTEE**ing the SAFETY and/or "safety rating" of this request CUP 3774 ?

Endangerment NOTICE / "for & on the record"

The hundreds of US News & TV Reports: The US & CA FBI is partly corrupt & half incompetent in preventing ACTS of TERRORISM & Mass Murder & mayhem / the CUP 3774 plan is old world and outdated and does NOT conform to current more dangerous world & needed improved state safety standards & concerns. The owners of PILOT DO NOT live on site and are attempting to construct a dangerous cheap FUEL DEPOT arsenal for "profit & self gain" without consideration for those endangered nearby, without regard to current New World Safety concerns for thousands of terrorist acts, 1100+ mass murders in US by US people, disgruntled employees, fired employees, crazy persons, or other deviants to IGNITE the 4800 gallons of fuel by twenty commonly available devices well known to the people, FBI & STATE OF CA officials... and posted on the I-Net.

We protest this installation of a OPEN roofed storage of flammable & explosive materials {a potential 4800 gal Napalm like BOMB} ...1000 feet from residential property and the highly trafficked location of no security and too near two major intersections & I-10.

The pilot CUP in tutelage of negligent & insecure open border policy of this unlawful Sanctuary State and its many officials that allowed unlawful invasion by 11 million+alien illegals & ill-guys, drug traffickers/dealers/smugglers, sex traffickers, rapists, & repeated felons {then DID NOT DEPORT, some came back and murdered the good CA Police } is again setting itself up for ANOTHER mass murder incident. If you approve this CUP as proposed, you are on the public record for the crime of gross negligence and felony failure to ACT upon a Crime Report and reported dangerous FUEL DEPO subject to explosion by rampant and out of control perpetrators so mentioned herein. S CA is the "dumping ground" for 20% of Mexico's felons and drug cartels et al. Their drug gangs kill mayors and police chiefs routinely and have bribed a whole city of COPS. They now TUNNEL under the border fence and drone over shipments of contraband AND the coming Nuke materials or murder & mayhem.

RECOMENDATION AND DEMAND / per Art 11th & 12th Bill of Right ...some SOLUTIONs and better ideas for "safer" growth or expansion: Rich Nancy P & Warren Buffet can afford the "cost adder"...for proper & safe construction, circa 2018.

1. Construct Underground & with one foot cement capped BOMB SECURE roofing OVER the imbedded storage tanks. Must U wait and see the coming blood & carnage ???
2. Disclosure of the safety cap devices and existing fuel fume leakage specifications authorized by the STATE OF CA & US Federal Gov't DOT or other pertinent agency AND where this info can be found or sourced for examination.
3. POST "signed & named" yearly or semi-annual Safety Inspection Reports for this facility.
4. POST the bond & insurance policy for this facility.
5. Alternatively, Pilot agents and owners are capable of piping in these dangerous fuels from and offsite tank one half mile remote from resident, motel, casino & hi population or overcrowded inhabitant occupancies. How many homeless live there ???
- 6, We the living & local working people DO not need nor want another fuel DEPOT or careless expansion of the existing facility in the local gas chamber of over built Arco, Shell & Chevron already occupying these gas stop intersections. MORE caution and construction safety is