

required to prevent the whole block from being a bombers TARGET. Remember Tim McVeigh & the Uni-Bomber...and hundreds of others...makers of home made bombs....and the 13 Saudis that used US training facilities, US aircraft, and US air craft fuel to down the twin towers in NYC.

5. UPGRADE the licensing requirements and safety laws in remedy of recent & growing domestic mass murder events by foreigners, invaders, & domestic citizens.

6. MAIN CAUSES of Mass Murders & lax US Safety & the Open Border & careles lax of safe construction : Use your Art 11th & 12th Bill of Right / "rights & powers" to Indict, impeach & arrest officials of National Security safety violations, breaches & crimes, aid & abet criminal invaders and encouraging their INVASION with free benefits in ORDER {VOTE SCAM} plot & conspiracy to GET their VOTE / a bribery incentive & VOTE kickback felony SCHEME & crime embezzling the taxpayer's FUNDS: Indict & Arrest or "Citizen Arrest" Art 11th & 12th BOR : Hiliary Clinton & CA house leader Nancy Pelosi & ten top complicit associates & traitors Sen D Schumer for their 16+ "felony & treason" crimes as reported by honorable prosecutor Rudy Giuliani & Fox News or also under our Citizen Arrest proposal & Crime Report affidavit: available upon written request or by E-mail: soveranu@yahoo.com

ALL Rights Reserved

Cordially...NO TANK U...we the wise & working people...

Rick Shawke / Box 771 Thousand Palms, Calif 760-323-2200

Research Engineer / BES / 1971 / retired Engineering Manager / Army Veteran & prior School teacher / lawyer & counsel, non-bar

CO-sponsors and concerned people in neighborhood: Art 11h & 12th BOR

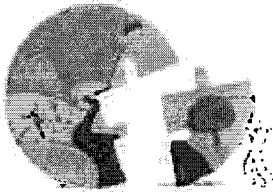
1. Randy Grabowski
Thousand Palms 2-22-18
2. Glen Gillespie
442-666-5515
3. Nichole Pierson
3188 Shelter Dr. TP CA 92276
4. Nichole Pierson
Nichole Pierson - (951) 203-3530 2/22/18
5. Elin Loran - 31846 Shelter Dr. TP CA 92276 2/22/18
6. Helen Loran A. 31738 Shelter Dr. TP CA 92276
7. George Mueller 31737 SHELTER D.R. CA 92276 2/22/18
8. Martha Dolme 31805 Shelter Dr 92276 2/22/18
 Rosa Kiof
~~31060 Desert Palm~~ 1000 Palms 2/22/18

9. *Marguerite Castro* 31679 Date Garden Dr. 2/22/18
10. *D. Jaime* 31621 DATE GARDEN DR THOUSAND PALMS CA 92276 2/22/18
11. *Amy Burt* 31680 DATE GARDEN STREET
12. *Valina Hernandez* 31720 Calle Helene 92276 2/22/18
13. *Ariana Angulo* 31805 Date Garden Thousand Palms CA 92276
14. *Angelica Melgar* 760) 296-8995
15. *Patricia Olin* (760) 413 9633

MAIL TO: RIVERSIDE CTY ADMIN CTR / Board Chambers / 1st Floor
4080 Lemon Str, Riverside, CA 92501

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.rcityma.org/PublicHearings.aspx



Steve Weiss, AICP
Planning Director

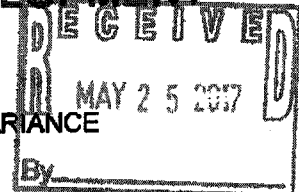
RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. COP03774



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Travis P. Vincent

Contact Person: Travis P. Vincent E-Mail: tvincent@core-eng.com

Mailing Address: 4240 East Jurupa Street, Suite 402

Ontario ^{Street} CA 91761
_{City} _{State} _{ZIP}

Daytime Phone No: (909) 467-8940 Fax No: ()

Engineer/Representative Name: Travis P. Vincent / Core States Group

Contact Person: Travis P. Vincent E-Mail: tvincent@core-eng.com

Mailing Address: 4240 East Jurupa Street, Suite 402

Ontario ^{Street} CA 91761
_{City} _{State} _{ZIP}

Daytime Phone No: (909) 467-8940 Fax No: ()

Property Owner Name: Pilot, Flying J

Contact Person: Jerrold Herron E-Mail: jerrod.herron@pilottravelcenters.com

Mailing Address: 5508 Lonas Drive

Knoxville ^{Street} TN 37909
_{City} _{State} _{ZIP}

Daytime Phone No: (865) 474-2857 Fax No: (865) 297-1350

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

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

"Planning Our Future... Preserving Our Past"


APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Jerrod Herron _____ <i>PRINTED NAME OF PROPERTY OWNER(S)</i>	 _____ <i>SIGNATURE OF PROPERTY OWNER(S)</i>
_____ <i>PRINTED NAME OF PROPERTY OWNER(S)</i>	_____ <i>SIGNATURE OF PROPERTY OWNER(S)</i>

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 650090026

Approximate Gross Acreage: 5.01

General location (nearby or cross streets): North of Ramon Road, South of Bob Hope Drive, East of Interstate 10, West of Vanner Road

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

The project includes installation of one 12,000 gallon bio-diesel above ground storage tank (AST) and three 12,000 gallon AST diesel tanks. Associated piping will be installed. The existing convenience store sells beer and wine and this application is to bring this use under current C.U.P.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 22. Gasoline service station with beer and wine sales for off premises consumption.

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1		16'	1	Convenience Store Building	<input type="checkbox"/>	
2		18'	0	Canopy	<input type="checkbox"/>	
3		18'	0	Canopy	<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	3,251	Above Ground Storage Tanks and Pumps
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

There are no related cases in conjunction with this Application.

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). case#159806 latest
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a signed copy(ies): PER DIRECTION BY KEN BAEZ, THIS PROJECT IS TO BE SUBMITTED WITHOUT A SWQMP.

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Travis P. Vincent

Address: 4240 East Jurupa Street suite 402 Ontario, CA 91761

Phone number: (909) 467-8940

Address of site (street name and number if available, and ZIP Code): 72235 Varner Rd, 92276

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: PM 144/78, 650-090-026-4

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

Regulatory identification number: _____

Date of list: _____

Applicant: _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) _____

Jerrold Herron

Date _____

5-17-17

Owner/Authorized Agent (2) _____

Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



To: Riverside County Planning Department

RE: Flying J #765 Thousand Palms, CA Business Plan

Flying J #765 located at 72235 Varner Rd. in Thousand Palms, CA 92276 will continue operations as they are currently with the addition of the biodiesel blend system and the above ground storage tanks for diesel fuel. This project is not a change in use or operations. The Travel Plaza will remain open 24 hours per day as it is currently. The employee count will remain the same at 30. The plaza will continue to sell beer and the ABC permit is attached. Traffic and customer counts will not increase due to this project. Please accept this letter as the business plan for the Flying J #765.

Sincerely,

A handwritten signature in black ink, appearing to read "JH", with a horizontal line extending to the right.

**Jerrod Herron
Project Manager
Pilot Flying J
865-474-2857**

Pilot Travel Centers LLC
5508 Lonas Drive
Knoxville TN, 37909
1-800-562-5210

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE
OFF-SALE BEER AND WINE

VALID FROM

Feb 01, 2017

EXPIRES

Jan 31, 2018

PILOT TRAVEL CENTERS LLC
PO BOX 10146 TAX DEPT
KNOXVILLE, TN 37939

TYPE NUMBER DUP

20 509444

AREA CODE

3300 08

RENEWAL

**BUSINESS ADDRESS
(IF DIFFERENT)**

DBA: PILOT TRAVEL CENTER 785
72235 VARNER RD
THOUSAND PALMS, CA 92278-3342

CONDITIONS

OWNERS:

PILOT TRAVEL CENTERS LLC



IMPORTANT INFORMATION

EFFECTIVE PERIOD: This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/distport/LQSMenu.html>.

RENEWAL NOTICES: Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

RENEWAL DATES: It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above. A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

RENEWAL PAYMENTS: Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. "renewal") must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

SEASONAL LICENSES: It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

POSTING: Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

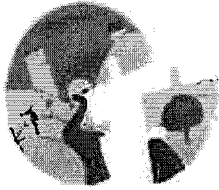
CONDITIONS: A copy of all applicable conditions must be kept on premises.

LICENSEE NAME: Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

DBA: If you change your business name please notify your local ABC office.

If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

June 27, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by July 26, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 3774 - EA43027 – 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) –

REQUEST: Conditional Use Permit No. 3774 proposes to bring into zoning conformance an existing automobile and truck travel center including convenience store with vehicle and truck fuel sales and beer and wine sales for off-premises consumption previously approved under Plot Plan No. 9439, along with the new installation of one (1) new 12,000 gallon bio-diesel above ground storage tank (AST) and three (3) 12,000 gallon above ground AST diesel tanks up to approximately 12 feet in overall height with associated piping. The new AST's include chain link fence enclosure and B100 injection shed. Additionally, three (3) existing underground diesel tanks are going to be converted to gasoline tanks. APN: 650-090-026. Related Cases: PP09439, PP09439R1, PP09439R2, PP09439R3, CUP03672 (withdrawn).

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

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

Email CC: Jay Olivas, jolivas@rivco.org
Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

June 27, 2017

Cabazon Band of Mission Indians
Jacquelyn Barnum
84-245 Indio Springs Parkway
Indio, CA 92203

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)

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REQUEST: Conditional Use Permit No. 3774 proposes to bring into zoning conformance an existing automobile and truck travel center including convenience store with vehicle and truck fuel sales and beer and wine sales for off-premises consumption previously approved under Plot Plan No. 9439, along with the new installation of one (1) new 12,000 gallon bio-diesel above ground storage tank (AST) and three (3) 12,000 gallon above ground AST diesel tanks up to approximately 12 feet in overall height with associated piping. The new AST's include chain link fence enclosure and B100 Injection shed. Additionally, three (3) existing underground diesel tanks are going to be converted to gasoline tanks. APN: 650-090-026. Related Cases: PP09439, PP09439R1, PP09439R2, PP09439R3, CUP03672 (withdrawn).

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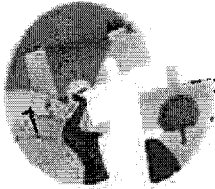
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

June 27, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)

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Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

June 27, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by July 26, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

June 27, 2017

Morongo Cultural Heritage Program
Ray Huaute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by July 26, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 3774 - EA43027 – 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) –

REQUEST: Conditional Use Permit No. 3774 proposes to bring into zoning conformance an existing automobile and truck travel center including convenience store with vehicle and truck fuel sales and beer and wine sales for off-premises consumption previously approved under Plot Plan No. 9439, along with the new installation of one (1) new 12,000 gallon bio-diesel above ground storage tank (AST) and three (3) 12,000 gallon above ground AST diesel tanks up to approximately 12 feet in overall height with associated piping. The new AST's include chain link fence enclosure and B100 injection shed. Additionally, three (3) existing underground diesel tanks are going to be converted to gasoline tanks. APN: 650-090-026. Related Cases: PP09439, PP09439R1, PP09439R2, PP09439R3, CUP03672 (withdrawn).

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

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

Email CC: Jay Olivas, jolivas@rivco.org
Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

June 27, 2017

Quechan Indian Nation
Arlene Kingery, THPO
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Riverside Office • 4060 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

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

Email CC: Jay Olivas, jolivas@rivco.org
Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

June 27, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by July 26, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

June 27, 2017

Michael Mirelez, Cultural resource Coordinator
Torres Martinez Desert Cahuilla Indians
P.O. Box 1160 Thermal, CA 92274

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Email CC: Jay Olivas, jolivas@rivco.org
Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

June 27, 2017

Twenty-Nine Palms Band of Mission Indians
Darrell Mike, Tribal Chairman
46-200 Harrison Place
Coachella, CA 92236

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)

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Sincerely,

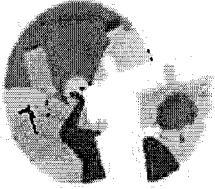
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

June 27, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03774, EA43027)

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PLANNING DEPARTMENT

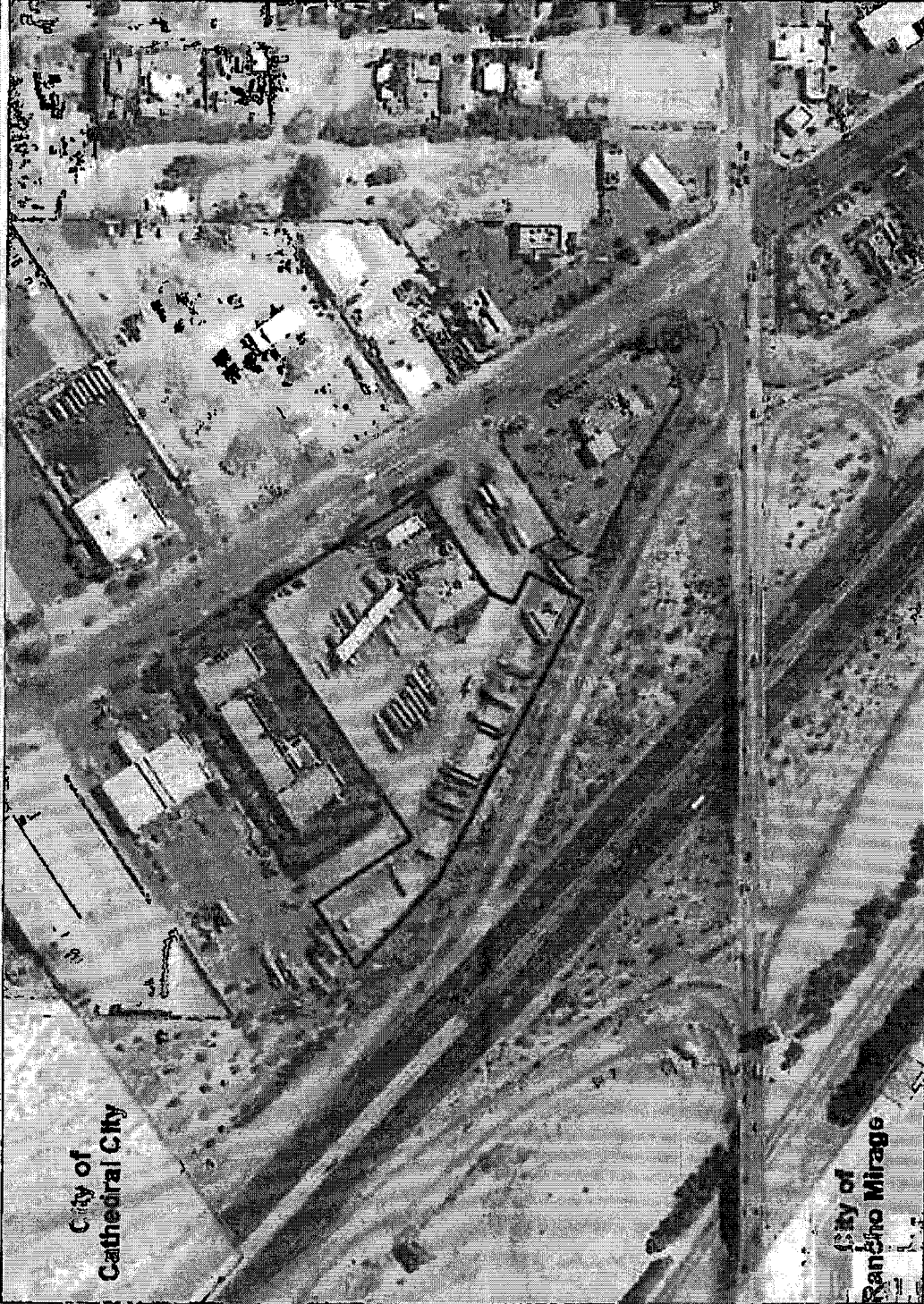
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CUP03774



City of
Cathedral City

City of
Rancho Mirage

Legend

- City Boundaries
- Cities
- roads/rain
- highways
- Hwy
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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

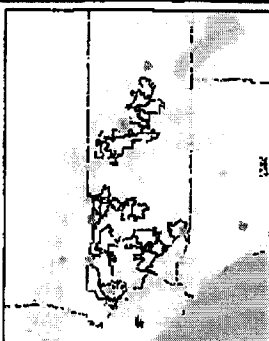
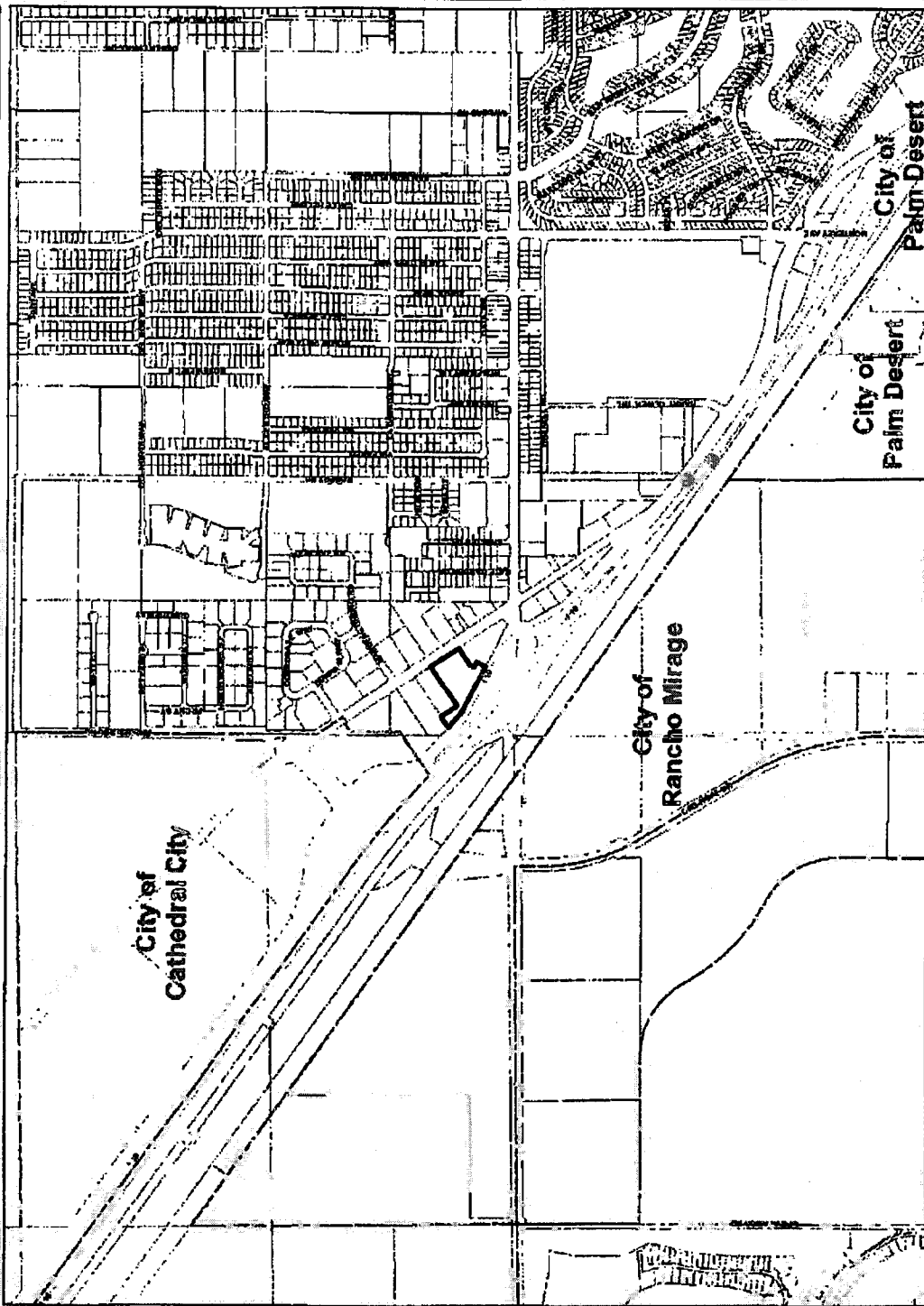
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© Riverside County RCIT GIS

0 336 672 Feet



CUP03774



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
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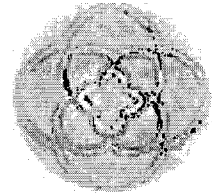
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REPORT PRINTED ON... 6/28/2017 4:23:38 PM

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AGUA CALIENTE BAND OF CAHUILLA INDIANS



03-006-2017-016

July 12, 2017

[VIA EMAIL TO:FSierra@rcitma.org]
Riverside County
Ms. Felicia Sierra

Riverside, CA 92501

Re: CUP03774, EA43027

Dear Ms. Felicia Sierra,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the CUP03774, EA43027 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. Since this action does not have the potential to impact cultural resources, we have no concerns at this time. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Katie Croft
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

June 27, 2017

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (CUP03774, EA43027)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of CUP03774 and EA43027. This project entails the zoning conformance of an existing automobile and truck travel center. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, the project is adjacent to the Chemehuevi Traditional Use Area. The THPO does not have any specific concerns in regards to this project. If there are any changes to the project, the THPO requests to be notified. Additionally, if there are inadvertent discoveries of archaeological remains or resources, construction should stop immediately and the appropriate agency and tribe(s), the THPO should be notified.

If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,


Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Jay Olivas, Riverside County Planning Department

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Pilot Travel Centers LLC, a Delaware Limited Liability Company authorized to transact business in the State of California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 650-090-026 ("PROPERTY"); and,

WHEREAS, on May 26, 2017, PROPERTY OWNER filed an application for Conditional Use Permit No. 3774 ("PROJECT"); and,

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

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

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

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

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

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

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

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

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

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

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

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

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

PROPERTY OWNER:
Pilot Travel Centers LLC
Attn: Legal Department
5508 Lonas Dr.
Knoxville, TN 37909

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

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

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

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

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

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

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

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

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

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

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

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

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

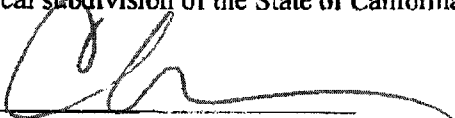
18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable

for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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

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

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

By: 
Charissa Leach
Assistant TLMA Director – Community Development

FORM APPROVED COUNTY COUNSEL
BY:  2/5/18
MELISSA R. CUSHMAN DATE

Dated: 2/22/18

PROPERTY OWNER:
Pilot Travel Centers LLC, a Delaware Limited Liability Company

By: 
David A. Clothier
Controller and Treasurer

Dated: 1/24/18



NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

CONDITIONAL USE PERMIT NO. 3774 – Intent to Adopt a Negative Declaration – EA43027 – Owner/Applicant: Flying J Pilot c/o Travis P. Vincent – **Engineer/Representative:** 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:** Northerly of Ramon Road/Interstate 10, westerly of Varner Road, and easterly of Bob Hope Drive overpass – 5.01 Acres – **Zoning:** Scenic-Highway Commercial (C-P-S) – **REQUEST:** 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 sq. ft. with approximately 13 fuel islands with 24 fuel dispensers; a 1,000 gallon above-ground liquid petroleum propane tank; approximately 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: one (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. The CUP also proposes a chain link fence enclosure and fuel injection shed associated with the ASTs and 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.

TIME OF HEARING:	9:00 am or as soon as possible thereafter
DATE OF HEARING:	MARCH 7, 2018
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 24, 2018,

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

APN (s) or case numbers CUP03774 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

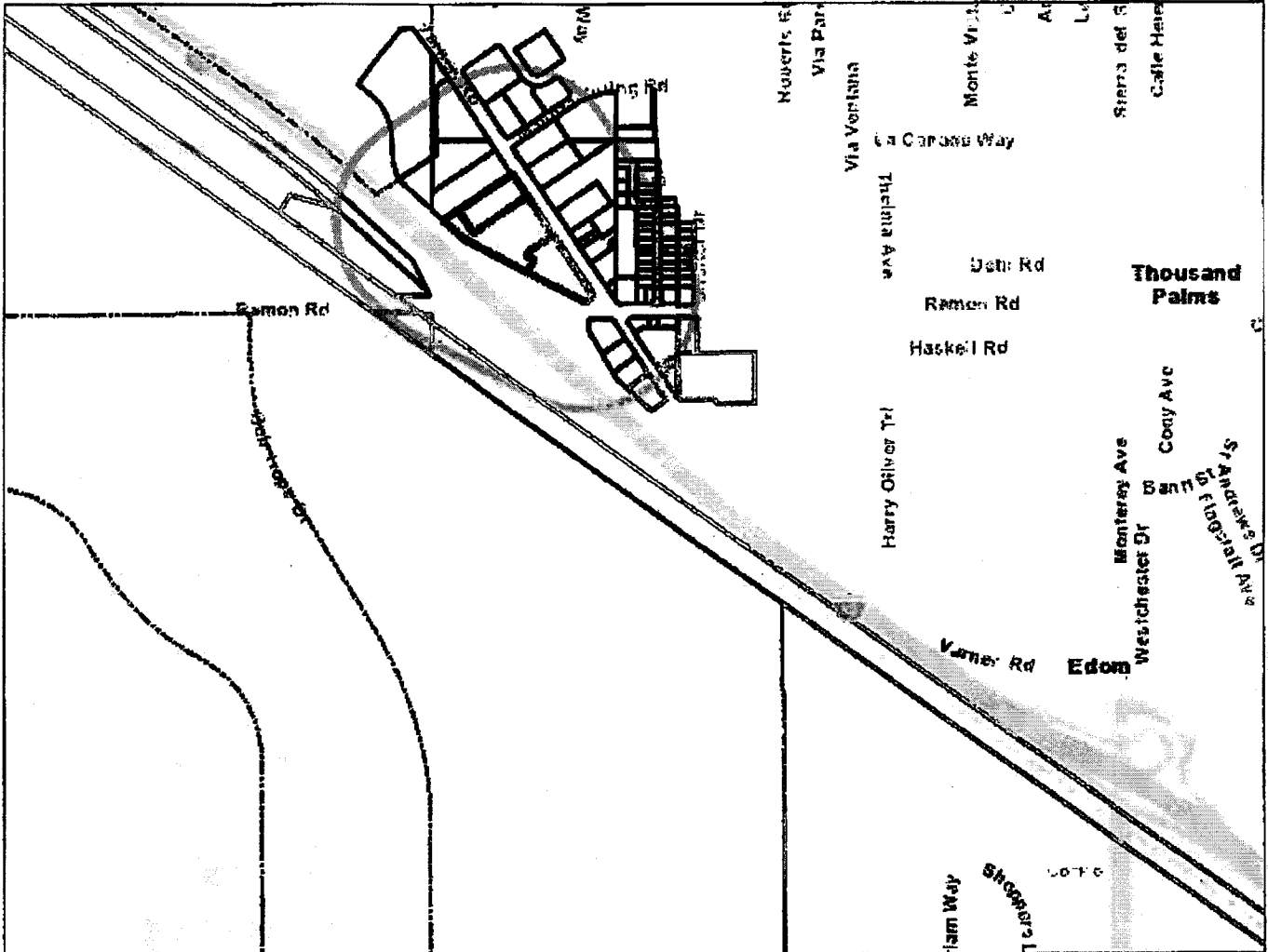
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS
CUP03774 (1000 feet buffer)



- Legend**
- County Boundary
 - Cities
 - World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 1/24/2018 8:27:32 AM

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