

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



**ITEM  
1.10  
(ID # 7171)**

**MEETING DATE:**  
Tuesday, August 28, 2018

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 3754 - Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) - Owner/Applicant: Abesud Halum (Toro Loco Market Mecca) - Fourth Supervisorial District - Conditional Use Permit No. 3754 proposes to re-entitle an existing, permitted, single-story, 7,400 square-foot building containing a food market and existing beer and wine sales for off-premises consumption and including approximately 24 parking spaces. It also proposes to entitle a new, 1,150-gallon, above-ground horizontal propane tank (liquid petroleum) that is 44 inches wide by 17 feet long. The proposed propane tank will be located on an 11 foot by 21 foot concrete pad with bollards within the existing parking lot at the northeast corner of 2nd Street and Coahuilla Street. The proposed propane tank is to be located a minimum of 10 feet from existing public walkways. [Applicant fees 100%.]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on March 21, 2018.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 8/16/2018

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Perez 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: August 28, 2018  
xc: Planning, Applicant

Kezia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

**The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION:**

**FOUND** the project **EXEMPT** from the California Environmental Quality Act (CEQA), Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and,

**APPROVED CONDITIONAL USE PERMIT NO. 3754**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in the staff report.

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

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

**BACKGROUND:**

**Summary**

**CONDITIONAL USE PERMIT (CUP) NO. 3754** proposes to re-entitle an existing, permitted, single-story, 7,400 square-foot building containing a food market and existing beer and wine sales for off-premises consumption and including approximately 24 parking spaces. It also proposes to entitle a new, 1,150-gallon, above-ground horizontal propane tank (liquid petroleum) that is 44 inches wide by 17 feet long. The propane tank will be located on an 11 foot by 21 foot concrete pad with steel bollards within the existing parking lot at the northeast corner of 2<sup>nd</sup> Street and Coahuilla Street in Mecca. The propane tank is to be located a minimum of 10 feet from existing public walkways.

CUP No. 3754 was approved at the March 21, 2018, Planning Commission meeting in Palm Desert. Staff provided a Memorandum dated March 21, 2018 at the Planning Commission hearing, with minor text revisions to condition of approval 80.Fire.1 in regards to the propane tank plan details, and provided a copy of the completed Indemnification Agreement.

**Board Action**

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

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

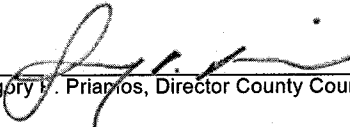
**Impact on Residents and Businesses**

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 21, 2018, public hearing.

**ATTACHMENTS:**

- A. PLANNING COMMISSION REPORT OF ACTIONS**
- B. PLANNING COMMISSION STAFF REPORT 3-21-18**
- C. PLANNING COMMISSION MEMORANDUM 3-21-18**

  
Scott Bruckner 8/17/2018

  
Gregory V. Priamos, Director County Counsel 8/16/2018



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MARCH 21, 2018**

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

- 3.1 GENERAL PLAN AMENDMENT NO. 1202/CHANGE OF ZONE NO. 7885/TENTATIVE TRACT MAP NO. 37254 – Intent to Adopt a Mitigated Negative Declaration – EA42839 – Applicant: Koll Custom Homes, Inc. c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG-AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and westerly of Camino Del Vino – 51.5 Acres – Zoning: Citrus/Vineyard (C/V-10) – **REQUEST: General Plan Amendment No. 1202** proposes to amend the General Plan Policy Area from the Temecula Valley Wine Country Policy Area – Winery District to the Temecula Valley Wine Country Policy Area – Residential District. **Change of Zone No. 7885** proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre minimum lot size (C/V-10) to Wine Country – Residential (WC-R) – **Tentative Tract Map No. 37254** a Schedule “D” subdivision proposes to subdivide approximately 51.5 acres into eight (8) single-family residential lots. The lots range in size from 6 to 8.5 gross acres. Continued from February 21, 2018. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org). (**Staff Recommendation: Continue to April 4, 2018**)**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**CONTINUED** to April 4, 2018.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 CONDITIONAL USE PERMIT NO. 3754 – Exempt from the California Environmental Quality Act (CEQA), Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) – EA42938 – Owner/Applicant: Abesud Halum (Toro Loco Market) – Representative: Edward Lanning – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – Community Development – Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of 2<sup>nd</sup> Street, southerly of 3<sup>rd</sup> Street, easterly of Coahuilla Street, and westerly of Date Palm Street – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 3754 proposes to re-entitle an existing, permitted, single-story, 7,400 sq. ft. building containing a food market and existing beer and wine sales for off-premises consumption and including approximately 24 parking spaces. It also proposes to entitle a new, 1,150-gallon, above-ground horizontal propane tank (liquid petroleum) that is 44 inches wide by 17 feet long. The proposed propane tank will be located on an 11-foot by 21-foot concrete pad with bollards within the existing parking lot at the northeast corner of 2<sup>nd</sup> Street and Coahuilla Street. The proposed propane tank is to be located a minimum of 10-feet from existing public walkways. Project Planner: Jay Olivas at (760) 863-7050 or e-mail at [jolivas@rivco.org](mailto:jolivas@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

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

**APPROVED** Conditional Use Permit No. 3754, subject to conditions of approval as modified at hearing.

**5.0 WORKSHOP**

**NONE**

**6.0 PRESENTATION**

**6.1 ORDINANCE NO. 348 PRESENTATION**

**7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**8.0 DIRECTOR'S REPORT**

**9.0 COMMISSIONER'S COMMENTS**



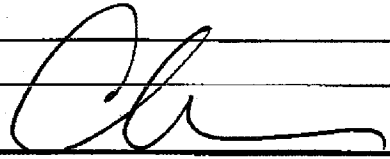
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

4.1

Planning Commission Hearing: March 21, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Conditional Use Permit No. 3754	<b>Applicant:</b> Abesud Halum
<b>CEQA Exempt</b>		
<b>Area Plan:</b>	Eastern Coachella Valley	<b>Representative:</b> Edward Lanning
<b>Zoning Area/District:</b>	Mecca District	
<b>Supervisory District:</b>	Fourth District <i>466</i>	
<b>Project Planner:</b>	Jay Olivas	
<b>Project APN(s):</b>	727-182-040; 727-182-048	 Charissa Leach, P.E. Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The project site is located north of 2<sup>nd</sup> Street, south of 3<sup>rd</sup> Street, east of Coahuilla Street, and west of Date Palm Street in the community of Mecca on a 1.00 gross acre site. The application being considered is as follows:

Conditional Use Permit No. 3754 proposes to re-entitle an existing, permitted, single-story, 7,400-square-foot building containing a food market and existing beer and wine sales for off-premises consumption and including approximately 24 parking spaces. It also proposes to entitle a new, 1,150-gallon, above-ground horizontal propane tank (liquid petroleum) that is 44 inches wide by 17 feet long. The proposed propane tank will be located on an 11 foot by 21 foot concrete pad with bollards within the existing parking lot at the northeast corner of 2<sup>nd</sup> Street and Coahuilla Street. The proposed propane tank is to be located a minimum of 10 feet from existing public walkways.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**FIND** the project **EXEMPT** from the California Environmental Quality Act (CEQA), Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3754**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in the staff report.

**PROJECT DATA**

<b>Land Use and Zoning:</b>	
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:	Medlum High Density Residential (5-8 D.U./Ac.)
East:	Commercial Retail
South:	Commercial Retail
West:	Light Industrial
Existing Zoning Classification:	Commercial Scenic Highway (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Two-Family Dwellings (R-2)
East:	C-P-S
South:	C-P-S
West:	C-P-S
Existing Use:	Food market with beer and wine sales
Surrounding Uses	
North:	Vacant Land
South:	Auto Parts Store
East:	Vacant Land
West:	Vacant Land; Gasoline Service Station

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.0 Gross Acres	No Minimum Lot Size
Existing Building Area (SQFT):	7,400	No Maximum Lot Coverage
Proposed Propane Area (SQFT):	44 inches x 17 feet	N/A
Floor Area Ratio:	0.20	0.20 – 0.35
Building Height (FT):	16 feet Approximately	50 feet

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
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>
Food Market	7,400	1 space per 200 square feet of floor space and 1 space per 1,000 square feet of floor space for warehouse, coolers, bakery, and storage.	24	24
<b>TOTAL:</b>	<b>7,400</b>		<b>24</b>	<b>24</b>

**Located Within:**

City's Sphere of Influence:	N/A
Community Service Area ("CSA"):	No
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	No
Area Drainage Plan:	Yes – Mecca/North Shore
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
CVMSHCP Conservation Boundary:	Yes - Not 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 7,400-square-foot food market with convenience store with beer and wine sales for off-premises consumption and on-site parking. The existing building was originally approved under Plot Plan No. 3459 with no current expiration date. Plot Plan No. 3459 will become null and void upon approval of CUP No. 3754. Since Plot Plan No. 3459 conditions from 1977 are mostly limited to street, parking, and fire prevention conditions, and there were prior building permits for the existing building and subsequent addition, no specific conditions are carrying over from the original plot plan.

The existing building is located on Lot 17 of Block 7 of the Amended Map Mecca Town Site subdivision (Recorded Book/ Page MB 9/93). Since the existing parking lot and internal drive aisles are located on two parcels known as Assessor's Parcel Numbers 727-182-040; 727-182-048, it is recommended the owner file and record a Certificate of Parcel Merger from a qualified California Public Engineer prior to permit issuance and/or final inspection for the proposed above ground propane tank addition.

The existing one-acre site also contains existing satellite television dishes (PP22616) for cable TV in the Mecca area to remain in place which was previously entitled in 2007 and will remain separate from proposed CUP No. 3754. There was also previous carport structure approved on the site under PP13995 in 1994 which is null and void since carport structure is now removed from the project site and no new carports are currently proposed.



## ENVIRONMENTAL REVIEW AND FINDINGS

The project has been found to be Exempt from the California Environmental Quality Act (CEQA), Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). The project as proposed with recommended conditions will not result in any potentially significant environmental impacts due to unusual circumstances or a particularly sensitive environment since the 1.0 acre project contains existing buildings and paved parking lot with existing urban type improvements such as curbs, gutters, and sidewalks.

1. Pursuant to State CEQA Guidelines Section 15301 (Existing Facilities – Class 1) and Section 15303, the proposed project to continue entitlements for an existing 7,400 square foot food market building and to add a proposed propane tank (liquid petroleum) of 44-inches wide by 17-feet long on an 11-foot by 21-foot existing concrete pad is categorically exempt from CEQA in that:
  - i. Section 15301 provides that projects may be categorically exempt that entail the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures or facilities with negligible or no expansion of an existing use (Class 1). Examples include additions to existing structures which will not result increase more than 50 percent of floor area. Since the existing food market is to remain at 7,400 square feet with previous building permits, and proposed minor addition a 1,150-gallon above ground fuel tank with 35 square feet of coverage area near an existing improved street corner and requirements for compliance with construction and fire prevention codes for the new propane tank, along with minimum 10-foot setbacks from public walkways, maximum five-foot tank heights and proposed steel bollards, the project is categorically exempt under the Class 1 exemption.
  - ii. Section 15303 provides that the new construction of accessory structures such as garages, carports, patios, and fences. The proposed 1,150-gallon horizontal above-ground propane tank is accessory to the existing food market building, and is limited to 35 square feet of site coverage on an existing 231 square foot concrete pad. Additionally, the propane tank addition will be located on flat topography on existing concrete pad in an urban environment, which will therefore, not create an unusual circumstance. Additionally, any potential liquefaction impacts on the project site due to the lower sea level elevations of the Mecca Town Site are fully addressed due to required compliance with building and fire prevention related construction and operational codes. There will be no significant cumulative impacts from successive projects of the same type in the same place, over time because the existing food market building with parking lot is pre-existing and only minor construction with the new propane tank is proposed. There are also no unusual circumstances that apply to the project or property in question that would result in a reasonable possibility that the activity would have a significant effect on the environment. The project site is not located on a site included on any list compiled pursuant to Section 65962.5 of the Government Code and there are no historic resources located onsite or that will be affected by the project. Therefore, the proposed project is also exempt under the Class 3 exemption, and no exceptions to the exemptions apply.

## FINDINGS

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

1. Based on the above, 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 proposed propane tank is an allowed use under C-P-S zone with an approved CUP, in accordance with Ordinance 348, Article IX b Section 9.50, Subsection B. 8, Liquid Petroleum (aka Propane) service stations, with or without the concurrent sale of beer and wine, provided the total capacity of the all tanks shall not exceed 10,000 gallons.
3. Based on the above, the overall development of the land will not be detrimental to the public health, safety or general welfare of the community and includes those conditions of approval necessary to protect the health, safety or general welfare of the community.
4. 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 retail center to the south, vacant land to the north and west, and existing commercial retail store to the east along 2<sup>nd</sup> Street within the downtown area of Mecca. Additionally, the proposed project would not inhibit potential development of surrounding areas since located on existing developed property.
5. The project is located along 2<sup>nd</sup> Street (100' right-of-way) and Coahuilla Street (100' right-of-way). Due to existing road improvements including curbs, gutters, and sidewalks, at the project's location in Mecca in an existing extensive urban area, no additional right-of-way dedications or improvements are recommended for the project.
6. 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 15.PLANNING. - Land Division required should any future land divisions be proposed.
7. The proposed land use, as an existing food market with addition of a 1,150-gallon, above-ground propane tank, 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 to be up to 50 feet in this zone and the maximum height of the existing convenience store building is approximately 16 feet, 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 food market building and proposed propane tank is not subject to yard requirements (setbacks) since all buildings and structures 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 24 existing vehicle parking spaces including two (2) parking spaces for the disabled, in accordance with parking totals of 1-space per 200 square feet of floor space and 1-space per 1,000 square feet of floor space for existing storage, coolers, and bakery.
- 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 20 feet in height up to 60 square feet and existing wall signage totaling approximately 45 square feet do not exceed size limits as indicated by Section 19.4 of Ordinance No. 348.

**Other Findings:**

- 8. The project site has a land use designation of "Commercial Retail" (C-R) on the Eastern Coachella Valley Area Plan.
- 9. The proposed land use as an existing food market with addition of an above-ground, 1,150 gallon propane tank 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.
- 10. The project site is surrounded by properties which are designated Commercial Retail to the south, east, and west, Light Industrial to the southwest, Medium High Density Residential and High Density Residential to the north, Mixed Use and Agriculture to the south.
- 11. The zoning classification for the subject site is Scenic Highway Commercial (C-P-S).
- 12. In the event the 1,150-gallon propane tank is not installed and operating by July 1, 2023, the installation and operation of the propane tank shall not be allowed under CUP No. 3754, in accordance with COA AND 10.PLANNING. 20-Undeveloped Void Date. The other uses allowed under CUP No. 3754, including the 7,400-square-foot food market and existing beer and wine sales for off-premises consumption, may continue operating in accordance with CUP No. 3754, the associated conditions of approval, and all applicable Riverside County ordinances, including but not limited to Ordinance No. 348.
- 13. 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 around the proposed propane tank such as fencing or block wall, and existing desert landscaping.
- 14. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) immediately to the south, west and east, and Two-Family Dwellings (R-2) immediately to the north.

15. 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.
16. Per email communication with the California Alcoholic Beverage Control Board (ABC) dated March 9, 2018, a Public Necessity and Convenience finding is not required since existing license is valid and no change to existing alcohol sales is proposed.
17. 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, and no drive-in window is present or proposed to be installed for the sale of alcoholic beverages in accordance with Section 18.48.
18. The proposed project is not located within 1,000 feet of any school, public-park or playground, or established place of religious worship.
19. 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 measure such as for the proposed above ground propane tank, as outlined in Conditions of Approval 80.FIRE.1-Prior to Permit, including compliance with the California Fire Code and Riverside County Ordinance No. 787.
20. Existing domestic water and sewer services are supplied by Coachella Valley Water District.
21. 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. Since existing paving area, no mitigation fees are required and therefore project is in compliance with the Conservation Plan.

#### **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 not located within the Sphere of Influence (SOI) of a City. Since the proposed Conditional Use Permit is for an existing food market and minor addition consisting of a 1,150 gallon propane tank which tank covers an area of approximately 35 square feet, and the project has been conditioned such as under the California Fire Code and County Ordinance No. 787, the project was not required to be presented to the Mecca Community Council.

#### **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



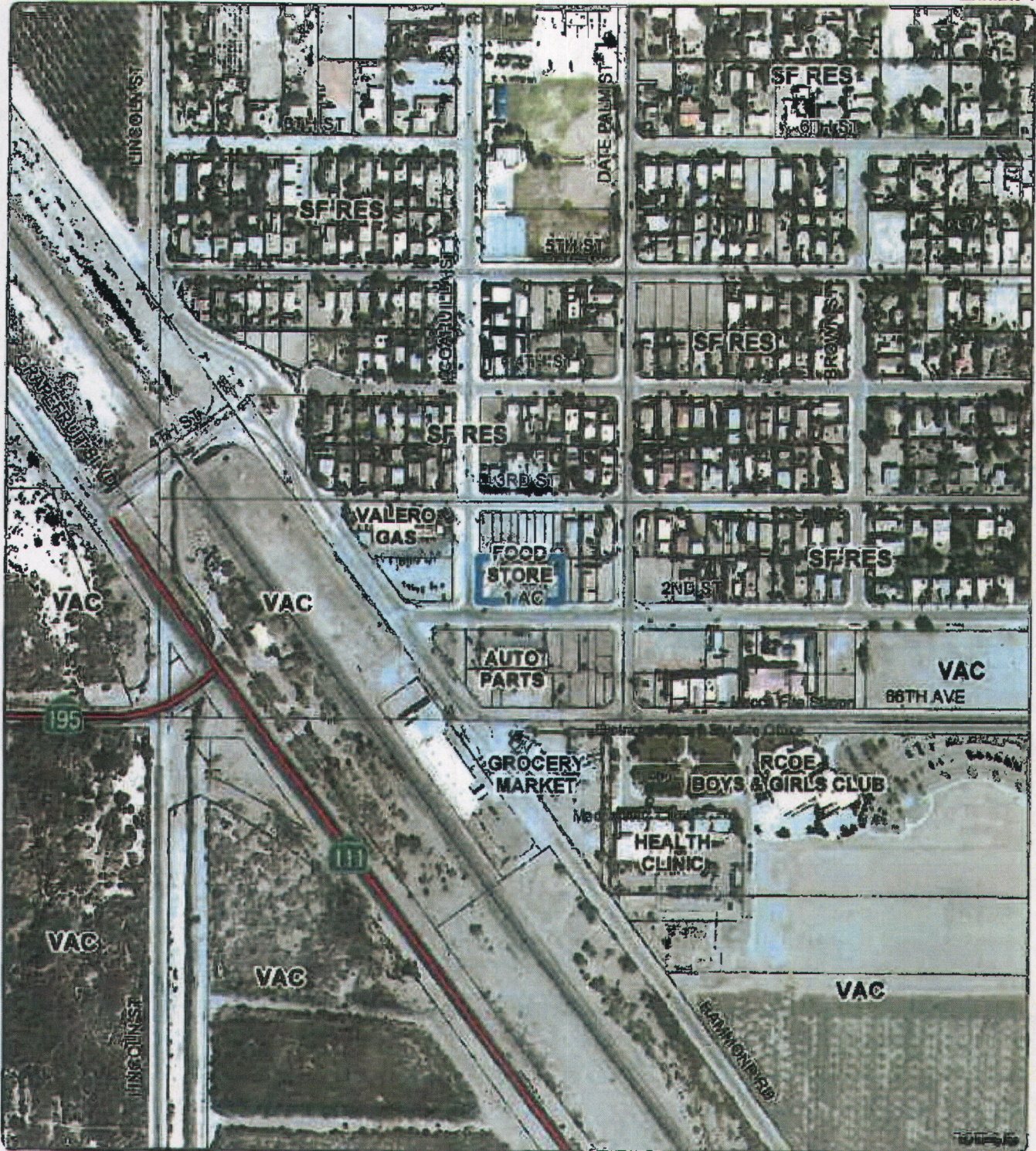
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03754

LAND USE

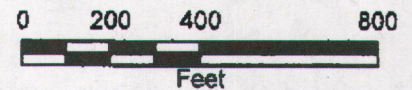
Supervisor: Perez  
District 4

Date Drawn: 03/05/2018  
Exhibit 1



Zoning Area: Mecca

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2008, 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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://cplanning.cotriversa.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

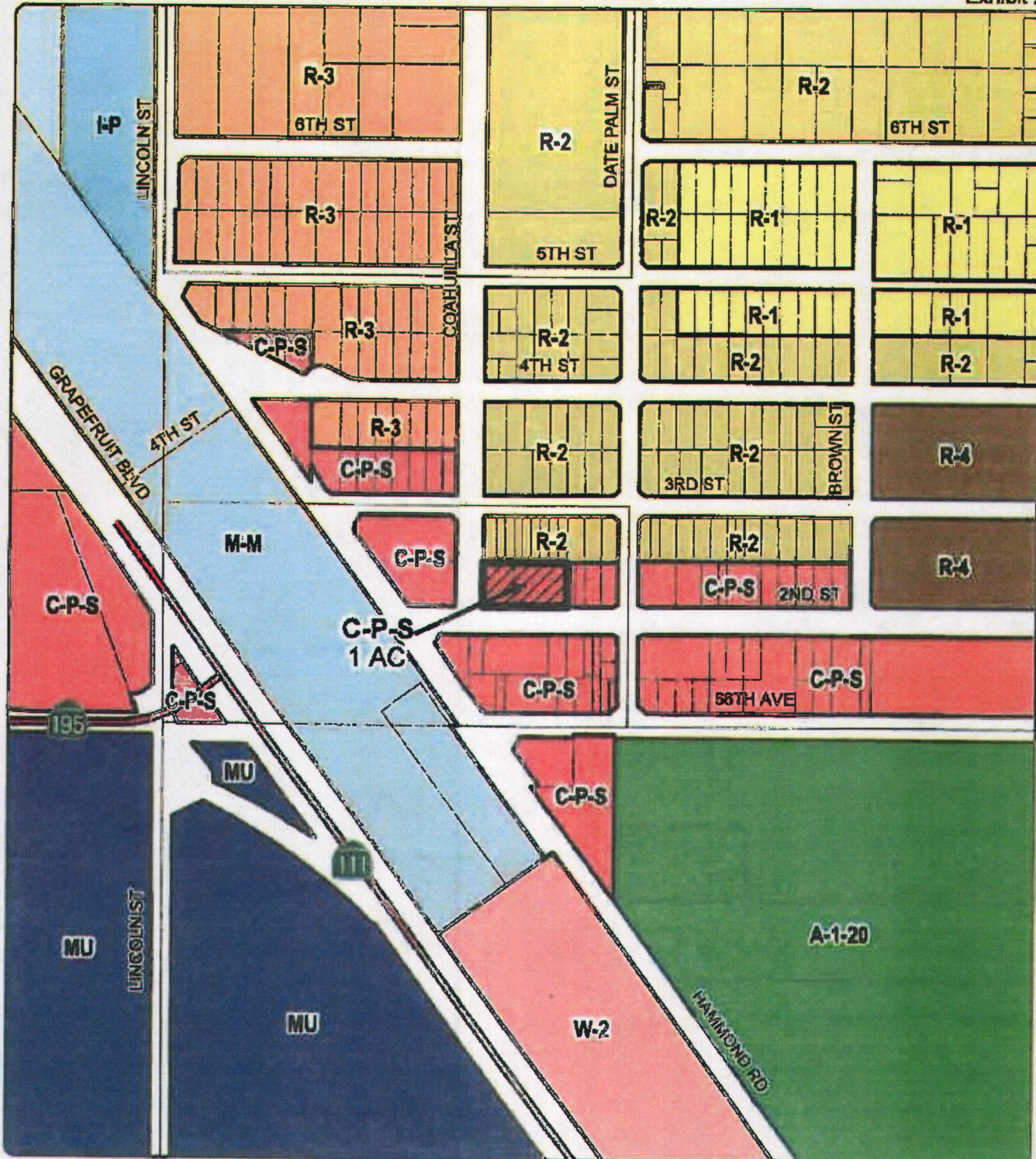
CUP03754

EXISTING ZONING

Date Drawn: 03/05/2018

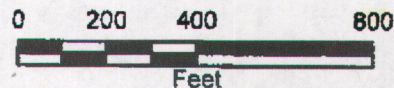
Exhibit 2

Supervisor: Perez  
District 4



Zoning Area: Mecca

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 that information, please contact the Riverside County Planning Department office in Riverside at (951)988-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://info.ncr.net/mg/05>

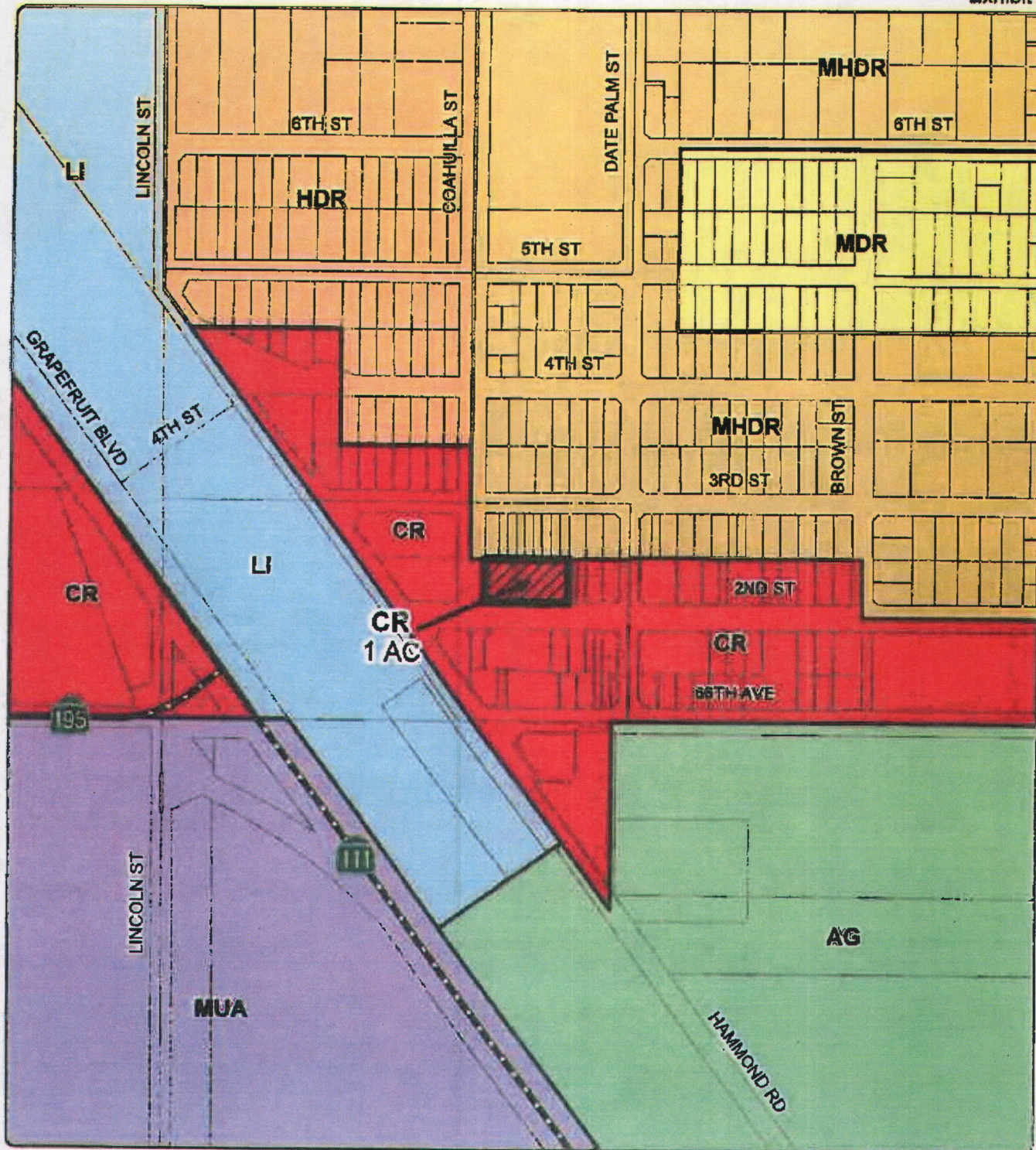
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03754

EXISTING GENERAL PLAN

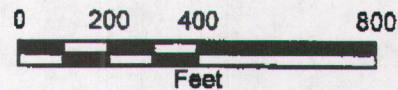
Supervisor: Perez  
District 4

Date Drawn: 03/05/2018  
Exhibit 5



Zoning Area: Mecca

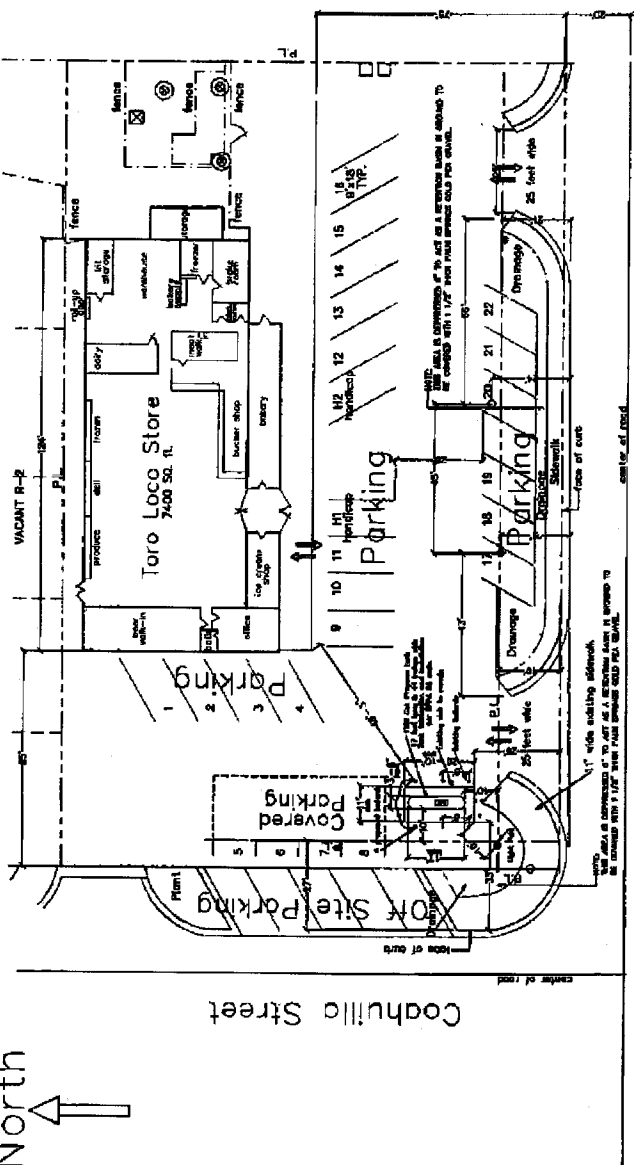
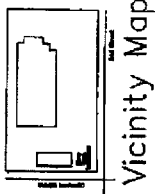
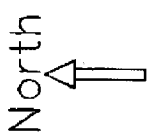
Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different 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) 956-8200 (Western County) or in Palm Desert at (760) 868-9277 (Eastern County) or Website: [www.riverside.ca.gov](http://www.riverside.ca.gov)



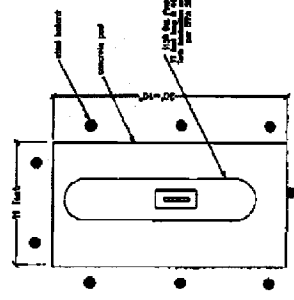
# Conditional Use Permit



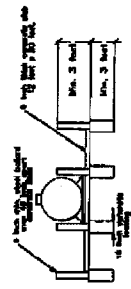
Cochillia Street

2nd Street  
Site Plan

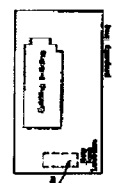
SCALE 1/16" = 1'-0"



Plan of Tanks



Elevation on end of tanks



Plot Plan

OWNER ABESJUD HALUM  
APN 727 182 040  
ACREAGE 0.75 ACRES  
APN 727 182 048  
ACREAGE 1.0 ACRES

PROJECT DESCRIPTION  
ADD A 1150 GAL ABOVE GROUND  
PROPANE TANK AT EXISTING GROCERY WITH  
BEER & WINE SALES LOCATION.

PARKING 22 REGULAR AND  
TWO ADA.

UTILITIES  
WATER AND SEWER C/W/D  
POWER, I/D  
GAS, THE GAS COMPANY

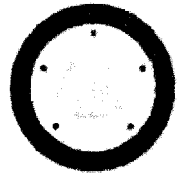
RECORD BOOK PAGE MB 999/998  
AMENDED MAP MECCA, TOWN/STATE  
LOT/FARCEL/99999  
BLOCK 999  
THOMAS BROS P5592 GRID F6 & F7

Toro Loco Store	
91200 2nd Street, Mecca, Ca. 92254	
Site plan with tank locations	Scale 1/16" = 1'
PREPARED BY: GERARD GULL	760 999-3083
68127 Atwood Ave.	Date: July 14, 2015
Rev. 0	



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

*Juan C. Perez  
Agency Director*



07/27/18, 4:57 pm

CUP03754

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP03754. 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 - Project Description & Operational Limits**

The use hereby permitted is for an existing, permitted, single-story, 7,400-square-foot building containing a food market and existing beer and wine sales for off-premises consumption and including approximately 24 parking spaces. It also allows a new, 1,150-gallon, above-ground horizontal propane tank (liquid petroleum) that is 44 inches wide by 17 feet long. The proposed propane tank will be located on an 11 foot by 21 foot concrete pad with bollards within the existing parking lot at the northeast corner of 2nd Street and Coahuilla Street. The proposed propane tank is to be located a minimum of 10 feet from existing public walkways.

**Advisory Notification. 2      AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
  - Mecca (Adopted 7/21/2009)

**Advisory Notification. 3      AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT:

Exhibit A, B, C (Site Plan, Floor Plans, Elevations), Amended No. 2, dated January 2018.

**BS-Grade**

**BS-Grade. 1                      0010-BS-Grade-USE - GIN VARY INTRO**

Conditional Use Permit No. 03754 proposes to add a 1,150 gallon above ground propane fuel tank within a parking lot at an existing 7,400 square foot food store, no grading is proposed, therefore the Grading Division has no objection to this proposal.

**BS-Plan Check**

**ADVISORY NOTIFICATION DOCUMENT**

BS-Plan Check

- BS-Plan Check. 1 0010-BS-Plan Check-BS-BUILDING AND SAFETY  
PLNCK (cont.)
- BS-Plan Check. 1 0010-BS-Plan Check-BS-BUILDING AND SAFETY  
PLNCK

**PROJECT APPROVED WITH CONDITIONS THAT A NEW EXHIBIT WILL BE REQUIRED SHOWING ALL THE SETBACKS FROM THE PROPERTY LINES AND THE STRUCTURES.**  
**PROCESS DOES NOT END AT PLANNING APPROVAL, PERMITS FOR PROPANE TANK DISTRIBUTION REQUIRED IN ACCORDANCE WITH THE CBC AND CPC CODES 2016 AT THE CURRENT TIME WITH CODES CHANGING TO 2016 CBC AND CPC STARTING JANUARY 1, 2017.**

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 - 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. 3 0010-Planning-USE - CAUSES FOR REVOCATION

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

- Planning. 4 0010-Planning-USE - CEASED OPERATIONS

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

- Planning. 5 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. 6 0010-Planning-USE - EXTERIOR NOISE LEVELS

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 6 0010-Planning-USE - EXTERIOR NOISE LEVELS (cont.)

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. 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. 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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

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

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.

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 - MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the CA 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. 11                                   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. 12                                   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 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.

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 12                                    0010-Planning-USE - UNANTICIPATED RESOURCES  
(cont.)

\* 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. 13                                    0010-Planning-USE\*- LIMIT ON SIGNAGE

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT A. 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. 14                                    0010-Planning-USE\*- VOID RELATED PROJECT

Any approval for use of or development on this property that was made pursuant to PP3459 shall become null and void upon final approval of CUP 3754 by the County of Riverside.

Planning. 15                                    Gen - Undeveloped Void Date

In the event the above ground propane tank is not installed and operating by July 1, 2023, the installation and operation of the above ground propane tank shall not be allowed under Conditional Use Permit No. 3754. The other uses, however, allowed under Conditional Use Permit No. 3754 including 7,400 square foot food market building, 24 parking spaces, 2 ADA parking spaces, and the sale of beer and wine for off-site consumption may continue operating in accordance with Conditional Use Permit No. 3754, the associated conditions of approval and all applicable Riverside County ordinances, including but not limited to, Ordinance No. 348.

#### Planning-All

Planning-All. 1                                    0010-Planning-All-USE - 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 [INSERT ALL APPLICATIONS FOR APPROVAL THAT APPLY] or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or

**ADVISORY NOTIFICATION DOCUMENT**

**Planning-All**

Planning-All. 1                      0010-Planning-All-USE - HOLD HARMLESS (cont.)  
annul any other decision made by the COUNTY concerning the [INSERT ALL APPLICATIONS FOR APPROVAL THAT APPLY], including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

**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 - ENCROACHMENT PERMIT

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                    0010-Transportation-USE - ENCROACHMENT PERMIT  
(cont.)

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.



Plan: CUP03754

Parcel: 727182040

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1

Prior to permit

Not Satisfied

REVISED EXHIBIT REQUIRED

The exhibit that was presented as revised in January 2018 did not adequately correct the issues previously noted by Fire Department. The following corrections are required:

- 1) The plans reference the LPG tank meeting "EFPA 55 code" which was directed to be corrected to "NFPA 58 Standard."
- 2) The LPG tank and transfilling/dispensing equipment shall be located at least 10-feet away from public ways, including sidewalk surfaces as required by the California Fire Code and NFPA 58.
- 3) The revised plans show a "11' wide existing sidewalk." I believe this to be incorrect and likely much narrower; approximately 6-feet.
- 4) The plans were updated to reference a reduced LPG tank capacity of 1,150 gallons, yet the project Description for the CUP still identifies an LPG tank capacity of 1,500 gallons. The 1,500 gallon tank would require an even greater setback from the public way sidewalk.

\*Department Clearance routing for Fire Department was mistakenly "Cleared, recommend approval." At this point, Office of the Fire Marshal is requesting a recommend denial, or present a revised exhibit and description in compliance with the above correction items.

Planning

080 - Planning. 1

0080-Planning-USE - SCHOOL MITIGATION

Not Satisfied

Impacts to the Coachella Valley Unified School District shall be addressed in accordance with California State law.

080 - Planning. 2

Gen - Parcel Merger Required

Not Satisfied

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be submitted by the permit holder with appropriate application fee to be reviewed and approved by the Transportation Department, Survey Division, and Planning Department. The Parcel Merger shall merge Assessor's Parcel Nos. 727-182-040; 727-182-048. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Scenic Highway Commercial (C-P-S) zone.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1

0090-E Health-USE - HAZMAT CONTACT

Not Satisfied

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (760) 863-8976 for any additional requirements.

090 - E Health. 2

0090-E Health-USE - HAZMAT REVIEW

Not Satisfied

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

Planning

090 - Planning. 1

0090-Planning-USE - ORD 875 CVMShCP FEE

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

Plan: CUP03754

Parcel: 727182040

90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      0090-Planning-USE - ORD 875 CVMSHCP FEE (cont.)                      Not Satisfied

ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 3758 is calculated to be 0.01 net acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no 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. 2                      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. 3754 has been calculated to be 0.01 net acres.

In the event Riverside County Ordinance No. 659 is rescinded and and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 3                      0090-Planning-USE\*- ACCESSIBLE PARKING                      Not Satisfied

A minimum of two (2) accessible parking spaces 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. 4                      0090-Planning-USE\*- INSTALL BIKE RACKS                      Not Satisfied

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient locations 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. 5                      0090-Planning-USE\*- PARKING PAVING MATERIAL                      Not Satisfied

A minimum of 24 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

**LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT  
77588 El Duna Court Ste. H  
Palm Desert, CA 92211**

DATE: March 9, 2018

**TO:**

Riv. Co. Transportation Dept. - Desert  
Riv. Co. En. Health Dept. - Desert  
Riv. Co. Fire Department- Desert  
Riv. Co. Paleontologist/Geologist

Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
P.D. Archeological Section  
Transportation Dept. Landscape

P.D. Biology Section  
Co. Parks & Recreation  
Coachella Valley Water District  
Riv. Co. Waste Resources

**CONDITIONAL USE PERMIT NO. 3754 – EA42938 – Owner/Applicant: Abesud Halum – Representative: – Eddy Lanning – 4<sup>th</sup> Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – Commercial Retail (C-R) – Location: North of Second Street, east of Coahuila Street – 1.00 Gross Acres – Zoning: C-P-S – REQUEST: Proposed 1,150 gallon above ground propane fuel tank to be added within a parking lot at an existing 7,400 square foot food store with existing beer and wine sales for off-premises consumption. APN's: 727-182-040 and 727-182-048. Related Cases: CUP03492, PP22616. **Bluebeam ID 530-277-400****

Please review the attached map(s) and/or exhibit(s) for the above-described project by **March 19, 2018**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Jay Ollvas**, Project Planner, at (760) 863-7050 or email at [jollvas@rivco.org](mailto:jollvas@rivco.org) / **MAILSTOP# 4035**.

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Abesud Halum ("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 727-182-040 and 727-182-048 ("PROPERTY"); and,

**WHEREAS**, on July 29, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3754 ("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:  
Abesud Halum  
49765 Harrison Street  
Coachella, CA 92236

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.

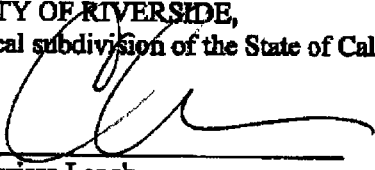
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

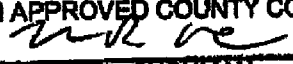
Dated: 3/20/18

PROPERTY OWNER:  
Abesud Halum

By:   
Abesud Halum

Dated: 3-14-18

FORM APPROVED COUNTY COUNSEL

BY:   
MELISSA R. CUSHMAN DATE 3/15/18





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: PROPANE TANK EXIST. MARKET

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 9.50(8.)

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

CASE NUMBER: CU03754                      DATE SUBMITTED: 7/29/2016

### APPLICATION INFORMATION :

Applicant's Name: ABESUD HALUM                      E-Mail: AHALUM@ADL.COM

Mailing Address: 49765 HARRISON STREET  
COACHELLA CA 92236  
City State ZIP

Daytime Phone No: (760) 275 6567                      Fax No: (760) 836 1065

Engineer/Representative's Name: GERARD GILL                      E-Mail: \_\_\_\_\_

Mailing Address: 86127 ARROWOOD AVENUE  
COACHELLA CA \_\_\_\_\_  
City State ZIP

Daytime Phone No: (760) 969-3083                      Fax No: ( ) \_\_\_\_\_

Property Owner's Name: ABESUD HALUM                      E-Mail: \_\_\_\_\_

Mailing Address: 49765 HARRISON STREET  
COACHELLA CA 92236  
City State ZIP

Daytime Phone No: (760) 275 6567                      Fax No: (760) 836 1065

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**


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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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


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

ABESUD HALUM   
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

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

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

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

ABESUD HALUM   
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 727-182-040, 048

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: \_\_\_\_\_

0.75

General location (nearby or cross streets): North of \_\_\_\_\_, South of \_\_\_\_\_

2nd STREET

3rd STREET

East of \_\_\_\_\_

DAVE PALM St.

West of \_\_\_\_\_

Coahuilla St.

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

ADD 11500 Gallon above ground propane tank  
at existing grocery w/ Deck & Wine sales

Related cases filed in conjunction with this application:

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

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

E.A. No. (if known) \_\_\_\_\_

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

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

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

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

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

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

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

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

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 12' x 20' sq. ft.

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

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

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

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

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

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

Santa Ana River                       Santa Margarita River                       Whitewater River

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

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

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

Name of Applicant: ABESUD HALUM  
Address: 49849 HARRISON ST. COACHELLA CA  
Phone number: 760 275 6567  
Address of site (street name and number if available, and ZIP Code): 91200 2nd ST. MECCA CA 92254  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: 727-182-040  
Specify any list pursuant to Section 65962.5 of the Government Code:  
Regulatory Identification number:  
Date of list:

Applicant (1) \_\_\_\_\_

Date

1.8.2016

Applicant (2) \_\_\_\_\_

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



## NOTICE OF PUBLIC HEARING

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

**CONDITIONAL USE PERMIT NO. 3754 – Exempt from the California Environmental Quality Act (CEQA), Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) – EA42938**  
– Owner/Applicant: Abesud Halum (Toro Loco Market) – Representative: Edward Lanning – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – Commercial Retail (C-R) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of 2<sup>nd</sup> Street, southerly of 3<sup>rd</sup> Street, easterly of Coahuilla Street, and westerly of Date Palm Street – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 3754 proposes to re-entitle an existing single-story 7,400 sq. ft. food store with approximately 22-parking spaces with existing beer and wine sales for off-premises consumption and to entitle a new 1,150 gallon above-ground horizontal propane tank (liquid petroleum) that is 17-feet long and 44-inches wide. The proposed propane tank will be located on a 11-foot by 21-foot concrete pad with bollards within the existing parking lot at the northeast corner of 2<sup>nd</sup> Street and Coahuilla Street. The proposed propane tank is to be located a minimum of 10-feet from existing public walkways.

**TIME OF HEARING:** 9:30 a.m. or as soon as possible thereafter.  
**DATE OF HEARING:** **MARCH 21, 2018**  
**PLACE OF HEARING:** STEVE ROBBINS ADMINISTRATION BUILDING  
COACHELLA VALLEY WATER DISTRICT  
ADMINISTRATION BOARD ROOM  
75515 HOVLEY LANE EAST, PALM DESERT, CA 92211

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

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

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

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on March 05, 2018,

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

APN (s) or case numbers CUP03754 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 9<sup>TH</sup> Floor

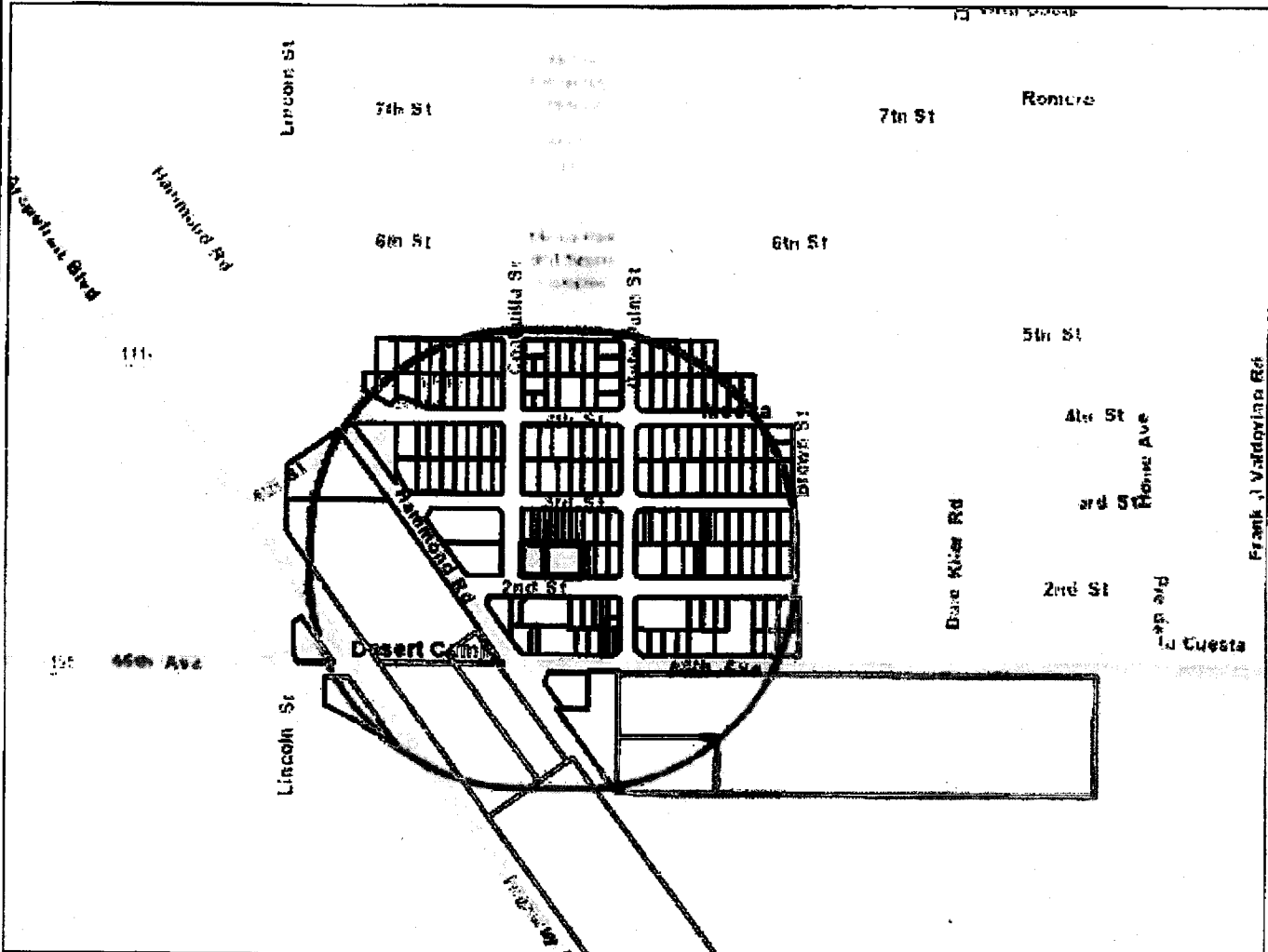
Riverside, Ca. 92502

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



# Riverside County GIS

## CUP03754 ( 1000 feet buffer )



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

**Notes**



0 752 1,505 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...3/5/2018 8:31:35 AM

© Riverside County RCIT

727173053  
SILVIANO TRUJILLO  
ANA BERTHA BRAVO  
MARIA CONCEPCION

P O BOX 192  
MECCA CA 92254

727163001  
ROBERTO T RODRIGUEZ  
TERESA RODRIGUEZ  
P O BOX 183  
MECCA CA 92254

727272034  
CARLOS VIEYRA  
P O BOX 788  
MECCA CA 92254

727272031  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE ASSISTANT DIRECTOR  
P O BOX 1180  
RIVERSIDE CA 92502

727272012  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

727173052  
EFREN BUGARIN  
VERONICA BUGARIN  
P O BOX 242  
MECCA CA 92254

727173029  
ALFONSO Z SERRATO  
MARTHA M SERRATO  
P O BOX 383  
MECCA CA 92254

727163011  
ALEJANDRO J LOPEZ  
EDDIE LOPEZ  
P O BOX 212  
MECCA CA 92254

727163012  
JAMES F BRIGGS  
GLADYS M BRIGGS  
65590 CAHUILLA ST  
MECCA CA 92254

727272013  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

727272007  
CWWD  
P O BOX 1068  
COACHELLA CA 92236

727272010  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

727173043  
NICOLAS T ZAMUDIO  
MARIA GUADALUPE ZAMUDIO  
P O BOX 702  
MECCA CA 92254

727173031  
RICARDO LOPEZ SERRATO  
P O BOX 2395  
MECCA CA 92254

727173045  
ROBERT J LEWIS  
LUCIA P LEWIS  
P O BOX 1112  
MECCA CA 92254

727173048  
EDWARD G LUNA  
MARIA DIANA HOLMES  
E G LUNA  
C/O MARIA DIANA HOLMES  
61070 YUCCA RD  
MTN CENTER CA 92561

727173044  
MARCO LEAL ESGUERRA  
P O BOX 572  
MECCA CA 92254

727173047  
SALVADOR HERNANDEZ  
MARIA HERNANDEZ  
P O BOX 852  
MECCA CA 92254

727173028  
ALFONSO C SERRATO  
MARTHA M SERRATO  
P O BOX 383  
MECCA CA 92254

727173042  
ROSALVA ZAMUDIO  
JOSE MADUENA  
P O BOX 702  
MECCA CA 92254

727173049  
MARTHA M GARCIA  
NATALIE GARCIA  
JOSE G GARCIA  
C/O DANIEL GARCIA  
P O BOX 1036  
MECCA CA 92254

727171044  
SERAFIN RODRIGUEZ BOLANOS  
ROSALINA I BOLANOS  
P O BOX 682  
MECCA CA 92254

727173037  
JAVIER ARREDONDO  
JOSEFINA L ARREDONDO  
P O BOX 1422  
MECCA CA 92254

727171045  
JOSE LUIS INIGUES BOLANOS  
DORA ELIA BOLANOS  
P O BOX 682  
MECCA CA 92254

727171043  
CAROLINA B RODRIGUEZ  
P O BOX 362  
MECCA CA 92254

727173032  
ISIDRO LOPEZ  
MAGDALENA LOPEZ  
P O BOX 2395  
MECCA CA 92254

727173030  
CASIMIRO ZENDEJAS  
ESTHER ZENDEJAS  
P O BOX 554  
MECCA CA 92254

727173041  
EMMA A RODRIGUEZ  
ANGEL H RODRIGUEZ  
RODRIGO RODRIGUEZ  
P O BOX 858  
MECCA CA 92254

727173051  
HECTOR GARCIA GUZMAN  
MARIA DELCARMEN GUZMAN  
P O BOX 351  
MECCA CA 92254

727173060  
BRENDA VASQUEZ  
ANTONIO VASQUEZ  
ALEJANDRO VASQUEZ

P O BOX 202  
MECCA CA 92254

727171054  
SANTIAGO C LEON  
CONSUELO LEON  
P O BOX 506  
MECCA CA 92254

727173046  
SALVADOR HERNANDEZ  
P O BOX 852  
MECCA CA 92254

727171066  
JESUS J GOMEZ  
HERMELINDA A GOMEZ  
P O BOX 1455  
MECCA CA 92254

727173035  
JESUS DAVID DELGADO  
MARIA ESTHER DELGADO  
P O BOX 1271  
MECCA CA 92254

727173034  
JUAN R CARRASCO  
CONSUELO CARRASCO  
P O BOX 255  
MECCA CA 92254

727171041  
JESUS M CANO  
BENJAMIN M CANO  
C/O C/O BENJAMIN C MORENO  
P O BOX 792  
MECCA CA 92254

727171042  
JOSE ARROYO  
ALEJANDRA ARROYO  
P O BOX 1712  
MECCA CA 92254

727173033  
RAUDEL B RODRIGUEZ  
91327 4TH ST  
MECCA CA. 92254

727173036  
MARIO SALGADO GARCIA  
ROSINE ESQUERRA GARCIA  
MARIO ESQUERRA GARCIA  
  
P O BOX 572  
MECCA CA 92254

727171055  
CRESPIN L ZEREGA  
SILVIA C ZEREGA  
P O BOX 1158  
COACHELLA CA 92238

727171057  
CARMEN GOMEZ  
CLAUDIA EDITH GOMEZ  
P O BOX 637  
MECCA CA 92254

727163034  
YOLANDA R WARSHAW  
51895 AVENIDA MADERO  
LA QUINTA CA 92253

727271020  
MULTI NATIONAL INV  
4213 ALONZO AVE  
ENCINO CA 91316

727191057  
GENERAL TELEPHONE CO OF CALIF  
C/O C/O GTE ATTN GARY WILLIAMS HQCO2G08  
P O BOX 152206  
IRVING TX 75015

727193041  
FAMILY DOLLAR INC  
FD PARTNERS  
C/O C/O REAL ESTATE LEGAL DEPT  
P O BOX 1017  
CHARLOTTE NC 28201

727193036  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
P O BOX 1180  
RIVERSIDE CA 92502

727193013  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727193040  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
P O BOX 1180  
RIVERSIDE CA 92502

727191042  
FERNANDO GONZALEZ  
ALICIA GONZALEZ  
84826 58TH AVE  
THERMAL CA 92274

727191041  
MAXIMILIANO P ORTIZ  
P O BOX 1514  
MECCA CA 92254

727193047  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727191048  
JOSE R SANTILLANES  
OFELIA M SANTILLANES  
P O BOX 324  
MECCA CA 92254

727191039  
AARON RUBIO  
PO BOX 1698  
MECCA CA 92254

727182036  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727184038  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727182033  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727184037  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL POP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727184036  
COUNTY OF RIVERSIDE  
C/O C/O MONICA TIAXCALA  
3403 10TH ST STE 400  
RIVERSIDE CA 92501

727182034  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727182035  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727191031  
OSCAR LOPEZ VILLALON  
P O BOX 1861  
MECCA CA 92254

727182032  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727191034  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
MECCA CA 92254

727182037  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727184032  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727182039  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727188005  
STATE OF CALIF  
C/O C/O REAL PROP DIVISION  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

727191046  
JOSE G BAUTISTA  
MARIA T BAUTISTA  
P O BOX 777  
MECCA CA 92254

727184028  
DAMASOJ INC  
91193 2ND ST  
MECCA CA 92254

727191036  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
MECCA CA 92254

727191038  
ANSELMO BRAVO  
P O BOX 1506  
MECCA CA 92254

727182048  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727191030  
REBECCA NORTON  
43061 FIORE ST  
INDIO CA 92203

727181008  
EDDIES PLAGE INC  
C/O C/O EDDIE LEON  
P O BOX 368  
MECCA CA 92254

727182041  
WERCLEYN AGUILAR FLORES  
ORALIA AGUILAR  
53891 AMETHYST CT  
COACHELLA CA 92236

727191044  
GRISELDA LOPEZ  
P O BOX 212  
MECCA CA 92254

727182038  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727182046  
DAVID Z HERNANDEZ  
P O BOX 883  
MECCA CA 92254

727182031  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727182047  
ANDRES REYES  
P O BOX 842  
MECCA CA 92254

727191032  
RIGOBERTO SERRATO  
GUILLERMINA VASQUEZ SERRATO  
P O BOX 206  
MECCA CA 92254

727191049  
BLANCHE E SANCHEZ  
C/O C/O YLARIO M SANCHEZ  
P O BOX 1027  
INDIO CA 92202

727184021  
STEVEN EASTVOLD HOLIAN  
183 BRIGGS RANCH DR  
FOLSOM CA 95630

727184035  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727184030  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727182050  
VALDOVINO FELICIANA V ESTATE OF  
C/O C/O FRNAK VALDOVINO  
P O BOX 666  
MECCA CA 92254

727184034  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727182042  
WERCLEYN AGUILAR FLORES  
ORALIA AGUILAR  
53891 AMETHYST CT  
COACHELLA CA 92236

727191043  
GRISELDA LOPEZ  
P O BOX 212  
MECCA CA 92254

727191081  
MARTIN Z HERNANDEZ  
EVELIA C GARCIA  
PO BOX 475  
MECCA CA 92254

727191050  
JERRY L SALSBURY  
ROSA H SALSBURY  
P O BOX 537  
MECCA CA 92254

727191040  
MARIA ALBERTA ALEJOS  
P O BOX 632  
MECCA CA 92254

727191058  
JOSE L MENDEZ  
91326 2ND ST  
MECCA CA. 92254

727184010  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727184011  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727182040  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727184031  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727193046  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502



727191035  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
MECCA CA 92254

727191033  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
MECCA CA 92254

727191047  
JOSE BAUTISTA  
MARIA BAUTISTA  
P O BOX 777  
MECCA CA 92254

727191060  
FERNANDO GONZALEZ  
ALICIA GONZALEZ  
84826 58TH AVE  
THERMAL CA 92274

727193037  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
P O BOX 1180  
RIVERSIDE CA 92502

727193010  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
P O BOX 1180  
RIVERSIDE CA 92502

727193028  
FAMILY DOLLAR INC  
FD PARTNERS  
C/O C/O REAL ESTATE LEGAL DEPT  
P O BOX 1017  
CHARLOTTE NC 28201

727193045  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727193044  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727193038  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727193012  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
P O BOX 1180  
RIVERSIDE CA 92502

727193042  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727193043  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727193027  
FAMILY DOLLAR INC  
FD PARTNERS  
C/O C/O REAL ESTATE LEGAL DEPT  
P O BOX 1017  
CHARLOTTE NC 28201

727181082  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
MECCA CA 92254

727181009  
EDDIES PLACE INC  
C/O C/O EDDIE LEON  
48651 HEPBURN DR  
INDIO CA 92201

727184008  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727184033  
REDEVELOPMENT AGENCY CITY OF RIVERSIDE  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727182043  
WERCLEYN AGUILAR FLORES  
ORALIA AGUILAR  
53891 AMETHYST CT  
COACHELLA CA 92236

727185004  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

727185003  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

727182049  
WERCLEYN AGUILAR FLORES  
ORALIA AGUILAR  
53891 AMETHYST CT  
COACHELLA CA 92236

727184024  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANE M PARKS  
3525 14TH ST  
RIVERSIDE CA 92501

727184009  
MY DESERT PROP  
C/O C/O MICHAEL LINARES  
72877 DINAH SHORE NO 103  
RANCHO MIRAGE CA 92270

727272030  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727182028  
EVERARDO GONZALEZ  
MARIA LUZ GONZALEZ  
P O BOX 431  
MECCA CA 92254

727163023  
IVAN SUAREZ CARRASCO  
ISRAEL SUAREZ CARRASCO  
JUAN ENRIQUE CARRASCO  
  
P O BOX 255  
MECCA CA 92254

727163021  
CRESENCIANO HUAZANO  
MARTINA HUAZANO  
P O BOX 1541  
MECCA CA 92254

727163026  
TRANQUILINO ARAGON  
TERESA ARAGON  
P O BOX 294  
MECCA CA 92254

727162027  
GILBERTO ARENA GIL  
CONSUELO SANTILLANES GIL  
P O BOX 235  
MECCA CA 92254

727163024  
IVAN SUAREZ CARRASCO  
ISRAEL SUAREZ CARRASCO  
JUAN ENRIQUE CARRASCO

727162018  
PRISCILLA MANANGAN  
PATRICIA ANNA MANANGAN  
P O BOX 283  
MECCA CA 92254

P O BOX 255  
MECCA CA 92254

727162019  
RAFAEL ROMERO  
JUANA L ROMERO  
P O BOX 841  
MECCA CA 92254

727162020  
FRANCISCO M CEJA  
P O BOX 909  
MECCA CA 92254

727162024  
CRISTINO C ROSADO  
ESPERANZA ROSADO  
P O BOX 345  
MECCA CA 92254

727163025  
JOSE MARTIN C AMAYA  
SANDRA MARLENE M TOLEDO  
65545 DATE PALM ST  
MECCA CA 92254

727163031  
YOLANDA R WARSHAW  
51895 AVENIDA MADERO  
LA QUINTA CA 92253

727165032  
LETICIA SERRATO  
GRISELDA SERRATO  
P O BOX 206  
MECCA CA 92254

727162025  
MARIA R MONTES  
C/O C/O MARIA R PINALES  
P O BOX 548  
MECCA CA 92254

727162022  
JOSE A MUNOZ  
MARY E D MUNOZ  
P O BOX 845  
MECCA CA 92254

727163030  
LOURDES R BORSI  
11319 WILSON MILLS RD  
CHARDON OH 44024

727165042  
DANIEL R MENDEZ  
P O BOX 216  
MECCA CA 92254

727164003  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

727166040  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727163027  
CESAR ARMANDO HUAZANO  
P O BOX 1541  
MECCA CA 92254

727163032  
ADRIANA CORDOVA  
P O BOX 345  
THERMAL CA 92274

727165027  
MARCEL B PACIBE  
91141 4TH ST  
MECCA CA. 92254

727166032  
JOSE VALENCIA  
GUADALUPE VALENCIA  
P O BOX 1724  
MECCA CA 92254

727161028  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727166023  
ROSAURA G GUZMAN  
MARCO ANTONIO GUZMAN  
P O BOX 314  
MECCA CA 92254

727163033  
JOSE LUIS BOLANOS  
DORA ELIA BOLANOS  
P O BOX 882  
MECCA CA 92254

727162023  
HSBC BANK USA  
C/O C/O VAULT DEPT  
6720 PREMIER PARK DR  
WEST PALM BEACH FL 33407

727162021  
BERTHA VILLARUEL  
3510 LOMBARDY RD  
PASADENA CA 91107

727165025  
JUAN ALBERTO CORDOVA CASTANEDA  
1564 TETON ST  
SAN BERNARDINO CA 92407

727163022  
PABLO R CARRASCO  
50080 KENMORE  
COACHELLA CA 92236

727162026  
DELIA SANTILLANES  
ISMAEL G SANTILLANES  
P O BOX 1518  
MECCA CA 92254

727163019  
DANIEL G MARTINEZ  
ROSALINA J MARTINEZ  
P O BOX 684  
MECCA CA 92254

727165034  
HORTENCIA RAMOS  
P O BOX 2311  
MECCA CA 92254

727166026  
NOEMI R DENNIS  
C/O PMB 114  
806 INNERNESS DR  
RANCHO MIRAGE CA 92270

727171034  
FERNANDO OLIVARES  
41339 FARMER CT  
INDIO CA 92203

727171033  
WERCLEYN AGUILAR  
ORALIA AGUILAR  
53891 AMETHYST CT  
COACHELLA CA 92236

727165024  
GLORIA AMBRIZ  
P O BOX 222  
MECCA CA 92254

727163020  
DANIEL G MARTINEZ  
ROSALINA J MARTINEZ  
P O BOX 684  
MECCA CA 92254

727162029  
MIGUEL MONCADA  
MARIA E MONCADA  
P O BOX 1191  
MECCA CA 92254

727162030  
MARIANA S ROSADO  
83565 SHADOWROCK DR  
COACHELLA CA 92236

727165026  
ROSARIO T QUINDAG  
FERNANDO HERRERA  
P O BOX 1118  
MECCA CA 92254

727166033  
IRASEMA GUZMAN  
20633 FREEPORT DR  
RIVERSIDE CA 92508

727166024  
ADALBERTO ORTIZ  
PO BOX 2051  
INDIO CA 92202

727165031  
ENRIQUE VASQUEZ MARTINEZ  
ESPERANZA G VASQUEZ  
PO BOX 247  
MECCA CA 92254

727165029  
JAIME ELENES  
CARMEN ELENES  
MARIA ESTELA AGUILAR  
P O BOX 2384  
MECCA CA 92254

727162033  
ERNEST L LUJAN  
ANGELIC R LUJAN  
P O BOX 896  
MECCA CA 92254

727166029  
J GUADALUPE AGUILAR RODRIGUEZ  
EVANGELINA AVILA GUTIERREZ  
PO BOX 3006  
MECCA CA 92254

727161030  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727162036  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727171052  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

727171050  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

727166027  
BERTHA MURILLO  
FERNANDO MURILLO  
RODOLFO MURILLO  
  
P O BOX 834  
MECCA CA 92254

727166021  
JUANA DELGADO  
P O BOX 878  
MECCA CA 92254

727166022  
INRI A TORRES  
80346 WHITEHAVEN DR  
INDIO CA 92203

727165028  
LETICIA CASTELLANOS  
P O BOX 1510  
MECCA CA 92254

727161023  
JORGE HERNANDEZ  
AILEEN HERNANDEZ  
PO BOX 883  
MECCA CA 92254

727171048  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

727166038  
EFREN BUGARIN RUIZ  
P O BOX 242  
MECCA CA 92254

727166030  
ISMAEL G LUA  
GLORIA C LUA  
P O BOX 742  
MECCA CA 92254

727165036  
GABRIEL ALEJO  
OLINDA H ALEJO  
C/O C/O OLINDA ALEJO  
P O BOX 874  
MECCA CA 92254

727165043  
LADISLAO RAMIREZ  
ISABEL MEZA RAMIREZ  
P O BOX 386  
MECCA CA 92254

727171051  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

727166028  
REYNALDO HERNANDEZ  
91218 3RD ST  
MECCA CA 92254

727166034  
RITA MURILLO  
CLAUDIO MURILLO  
MARTHA MURILLO  
  
P O BOX 834  
MECCA CA 92254

727166035  
MANUEL RODRIGUEZ  
LIZ E RODRIGUEZ  
P O BOX 1092  
MECCA CA 92254

727165035  
IGNACIO VASQUEZ ARELLANO  
CRISTIAN V ARELLANO  
BERNARDO G VASQUEZ  
  
P O BOX 2013  
MECCA CA 92254

727162035  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727165021  
LEONARDO GONZALEZ MENDOZA  
P O BOX 1895  
MECCA CA 92254

727165022  
ROSA M SALCIDO  
DIANA BAEZA MUELA  
P O BOX 472  
MECCA CA 92254

727165030  
IGNACIO VASQUEZ ARELLANO  
CRISTIAN V ARELLANO  
P O BOX 2013  
MECCA CA 92254

727184040  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727184039  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 18-85546

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: COUNTY PLANNING Date: 03/22/2018

County Agency of Filing: RIVERSIDE Document No: E-201800312

Project Title: CONDITIONAL USE PERMIT NO. 3754

Project Applicant Name: ABESUD HALUM Phone Number: (760) 863-8271

Project Applicant Address: 49765 HARRISON STREET, COACHELLA, CA 92236

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- Environmental Impact Report \_\_\_\_\_
- Negative Declaration \_\_\_\_\_
- Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
- Project Subject to Certified Regulatory Programs \_\_\_\_\_
- County Administration Fee \_\_\_\_\_ **\$0.00**
- Project that is exempt from fees (DFG No Effect Determination (Form Attached)) \_\_\_\_\_
- Project that is exempt from fees (Notice of Exemption) \_\_\_\_\_

Total Received \$50.00

Signature and title of person receiving payment



Deputy

Notes:



Charissa Leach, P.E.  
Assistant Director of TLMA

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044 4080 Lemon Street, 12th Floor  77588 El Dura Ct  
Sacramento, CA 95812-3044 P.O. Box 1409 Palm Desert, CA 92211  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Conditional Use Permit No. 3754

Project Location: In the unincorporated area of Riverside County, more specifically located

Project Description: CONDITIONAL USE PERMIT No. 3754 proposes to re-entitle an existing, permitted, single-story, 7,400-square-foot building containing a food market and existing beer and wine sales for off-premises consumption and including approximately 24 parking spaces. It also proposes to entitle a new, 1,150-gallon, above-ground horizontal propane tank (liquid petroleum) that is 44 inches wide by 17 feet long. The proposed propane tank will be located on an 11-foot by 21-foot concrete pad with bollards within the existing parking lot at the northeast corner of 2<sup>nd</sup> Street and Castilla Street.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Abeud Hakim 49765 Harrison Street Coachella, CA 92236

Exempt Status: (Check one)  
 Ministerial (Sec. 21080(b)(1); 16268)  Categorical Exemption (16301 & 16303)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption ( )  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: ( )

Pursuant to State CEQA Guidelines Section 15301 (Existing Facilities - Class 1) and Section 15303, the proposed project to continue entitlements for an existing 7,400 square foot food market building and to add a proposed propane tank (liquid petroleum) of 44-inches wide by 17-feet long on an 11-foot by 21-foot existing concrete pad is categorically exempt from CEQA in that:

I. Section 15301 provides that projects may be categorically exempt that entail the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures or facilities with negligible or no expansion of an existing use (Class 1). Examples include additions to existing structures which will not result in increases more than 50 percent of floor area. Since the existing food market is to remain at 7,400 square feet with previous building permits, and proposed minor addition a 1,150-gallon above ground fuel tank with 35 square feet of coverage area near an existing improved street corner and requirements for compliance with construction and fire prevention codes for the new propane tank, along with minimum 10-foot setbacks from public walkways, maximum five-foot tank height and proposed steel bollards, the project is categorically exempt under the Class 1 exemption.

II. Section 15303 provides that the new construction of accessory structures such as garages, carports, patios, and fences. The proposed 1,150-gallon horizontal above-ground propane tank is accessory to the existing food market building, and is limited to 35 square feet of site coverage on an existing 231 square foot concrete pad. Additionally, the propane tank addition will be located on flat topography on existing concrete pad in an urban environment, which will therefore, not create an unusual circumstance. Additionally, any potential liquefaction impacts on the project site due to the lower sea level elevations of the Mecca Town Site are fully addressed due to required compliance with building and fire prevention related construction and operational codes. There will be no significant cumulative impacts from successive projects of the same type in the same place, over time because the existing food market building with parking lot is pre-existing and only minor construction with the new propane tank is proposed. There are also no unusual circumstances that apply to the project or property in question that would result in a reasonable possibility that the activity would have a significant effect on the environment. The project site is not located on a site included on any list compiled pursuant to Section 65962.6 of the Government Code and there are no historic resources located onsite or that will be affected by the project. Therefore, the proposed project is also exempt under the Class 3 exemption, and no exceptions to the exemptions apply.

Jay Olivas, Project Planner 760-863-8271 Phone Number

[Signature] FILED / POSTED March 21, 2018  
Signature Date

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder  
E-201800312  
03/22/2018 03:28 PM Fee: \$ 50.00  
Page 1 of 1

Removed: By: Deputy

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1602510

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: ABESUD HALUM \$50.00  
paid by: CK 0725  
paid towards: CFG06305 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42938 / CUP03754  
at parcel #:  
appl type: CFG3

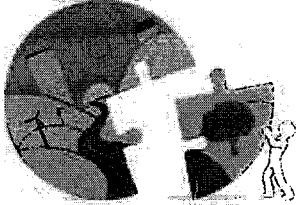
By \_\_\_\_\_ Jul 29, 2016 14:24  
ELMARQUE posting date Jul 29, 2016

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



*Charissa Leach, P.E.  
Assistant TLMA Director*

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

## Memorandum

**DATE:** March 21, 2018  
**TO:** Planning Commission  
**FROM:** Jay Olivas, Project Planner  
**RE:** Item 4.1 -- CUP 3754 Toro Loco Market Mecca

Planning Commission:

Please note the following additions to the staff report:

1. Indemnification Agreement with signatures;
2. Added Condition of Approval 80.Fire1-Prior to Permit -- Revised Exhibit Required.

Y:\Planning Case Files-Riverside office\CUP03754\DH-PC-BOS Hearings\DH-PC\PC Memo .docx

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

Desert Office · 77588 El Duna Court  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**INDEMNIFICATION AGREEMENT**

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Abesud Halum ("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 727-182-040 and 727-182-048 ("PROPERTY"); and,

**WHEREAS**, on July 29, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3754 ("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:**  
Abesud Halum  
49765 Harrison Street  
Coachella, CA 92236

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.

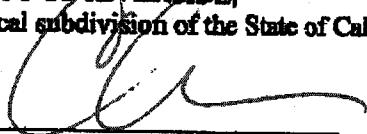


18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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

Dated: 3/20/18

PROPERTY OWNER:  
Abesud Halum

By:   
Abesud Halum

Dated: 3-14-18

FORM APPROVED COUNTY COUNSEL

BY:  3/15/18  
MELISSA R. CUSHMAN DATE

03/21/18  
08:44

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 1

Plan: CUP03754

Parcel: 727182040

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1

Prior to permit

Not Satisfied

**REVISED EXHIBIT REQUIRED**

The exhibit that was presented as revised in January 2018 did not adequately correct the issues previously noted by Fire Department. The following corrections are required:

- 1) The plans reference the LPG tank meeting "EFPA 55 code" which was directed to be corrected to "NFPA 58 Standard."
- 2) The LPG tank and transfilling/dispensing equipment shall be located at least 10-feet away from public ways, including sidewalk surfaces as required by the California Fire Code and NFPA 58.
- 3) The revised plans show a "11' wide existing sidewalk." I believe this to be incorrect and likely much narrower; approximately 6-feet.
- 4) The plans were updated to reference a reduced LPG tank capacity of 1,150 gallons, yet the project Description for the CUP still identifies an LPG tank capacity of 1,500 gallons. The 1,500 gallon tank would require an even greater setback from the public way sidewalk.

\*Department Clearance routing for Fire Department was mistakenly "Cleared, recommend approval." At this point, Office of the Fire Marshal is requesting a recommend denial, or present a revised exhibit and description in compliance with the above correction items.