

Plan: CUP180019

Parcel: 763250040

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Gen - Accessible Parking (cont.) Not Satisfied

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. 2 Gen - Curbs Along Planters Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 3 Gen - Install Bike Racks Not Satisfied

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

090 - Planning. 4 Gen - 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 ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 180019 is calculated to be 3.38 net acres.

090 - Planning. 5 Gen - 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. 180019 has been calculated to be 3.38 net acres.

090 - Planning. 6 Gen - Roof Equipment Shielding Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 7 Gen - Trash Enclosures Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7 Gen - Trash Enclosures (cont.) Not Satisfied

Trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 8 Gen - Utilities Underground Not Satisfied

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

090 - Planning. 9 Gen - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBITS.

090 - Planning. 10 Use - Parking Paving Materials Not Satisfied

A minimum of 38 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.

Planning-CUL

090 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 IMPROVEMENTS (cont.) Not Satisfied

Harrison Street along project boundary is a paved County maintained road designated as an Expressway Highway and shall be improved with concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 110-foot half-width dedicated right-of-way and existing right-of-way west of centerline, in accordance with a modified County Standard No. 82, Pages 1 & 2. (126'/220')

NOTE: A 10-foot wide meandering concrete sidewalk shall be constructed within the 34' parkway per Standard No. 404.

Airport Boulevard along project boundary is a paved County maintained road designated as an Urban Arterial Highway and shall be improved with 8-inch concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with a modified County Standard No. 91, pages 1 & 2 (110'/152')

NOTE: A 10-foot wide concrete sidewalk shall be constructed within the 21' parkway per Standard No. 404.

Applicant shall submit street intersection improvements including location of signals, ADA ramps, striping etc., to maintain a LOS of B or better at the intersection of Harrison Street and Airport Boulevard.

090 - Transportation. 5 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 6 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 7 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Harrison Boulevard shall be conveyed for public use to provide for a 110-foot half-width right-of-way.

Sufficient public street right-of-way along Airport Boulevard shall be conveyed for public use to provide for a 76-foot half-width right-of-way.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 R-O-W DEDICATION (cont.) Not Satisfied

090 - Transportation. 8 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 9 STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 10 STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 11 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 12 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP)

04/10/19
16:55

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 17

Plan: CUP180019

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90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts (cont.) Not Satisfied
shall be presented by the project proponent to the Planning Division of the Riverside County
Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and
Construction and Demolition (C&D) materials recycled.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 13, 2018

Mr. Jay Olivas, Project Planner
County of Riverside Planning Department
77588 El Duna Court H
Palm Desert CA 92211

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
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Director
Simon A. Houseman

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Paul Rull
Barbara Santos

County Administrative Center
4080 Lamon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.raluc.org

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

File No.: ZAP1043TH18
Related File No.: CUP180019 (Conditional Use Permit), PM37562 (Tentative Parcel Map)
APN: 763-250-040

Dear Mr. Olivas:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case Nos. CUP180019 (Conditional Use Permit), a proposal to establish a gas station facility with 12 fueling spaces and a 5,275 square foot convenience store on 9.67 acres (Assessor's Parcel Number 763-250-040) located on the northeast corner of Airport Boulevard and Harrison Street, and PM37562 (Tentative Parcel Map), a proposal to divide the 9.67-acre site into 3 parcels (with the proposed gas station being located on a 4.24 acre parcel).

The site is located within Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area (AIA). Within Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, non-residential intensity is restricted to an average of 100 people per acre and 300 people in any given single-acre area. The proposed gas station facility includes a 5,275 square foot convenience store and 12 fueling stations, accommodating 106 people. This results in an average intensity for the entire 9.67-acre area of 11 people per acre, and an average intensity on the proposed 4.24-acre parcel of 25 people per acre, both of which would be consistent with the Compatibility Zone D average acre intensity criterion of 100 people. The most intense single-acre area would include the 5,275 square foot convenience store and 12 fueling stations, accommodating 106 people, which would be consistent with the Compatibility Zone D single acre intensity criterion of 300 people.

The elevation at the northwesterly end of Runway 12-30 at Jacqueline Cochran Regional Airport is -117 feet mean sea level (MSL). At a distance of 5,838 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding -58.62 feet mean sea level. The site's elevation is -96 feet MSL. The proposed building has a height of 26 feet, resulting in a top point elevation of -70 feet MSL. Therefore, FAA obstruction evaluation review for height/elevation was not required.

AIRPORT LAND USE COMMISSION

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use or activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
4. The attached notice shall be provided to all potential purchasers of the property and tenants/lessees of the buildings thereon, and shall be recorded as a deed notice.
5. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
6. This project has been evaluated for a gas station facility consisting of 12 fueling stations and 5,275 square foot convenience store. Any increase in building area, change in use or modification of the tentative parcel map lot lines and areas will require an amended review by the Airport Land Use Commission.

AIRPORT LAND USE COMMISSION

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

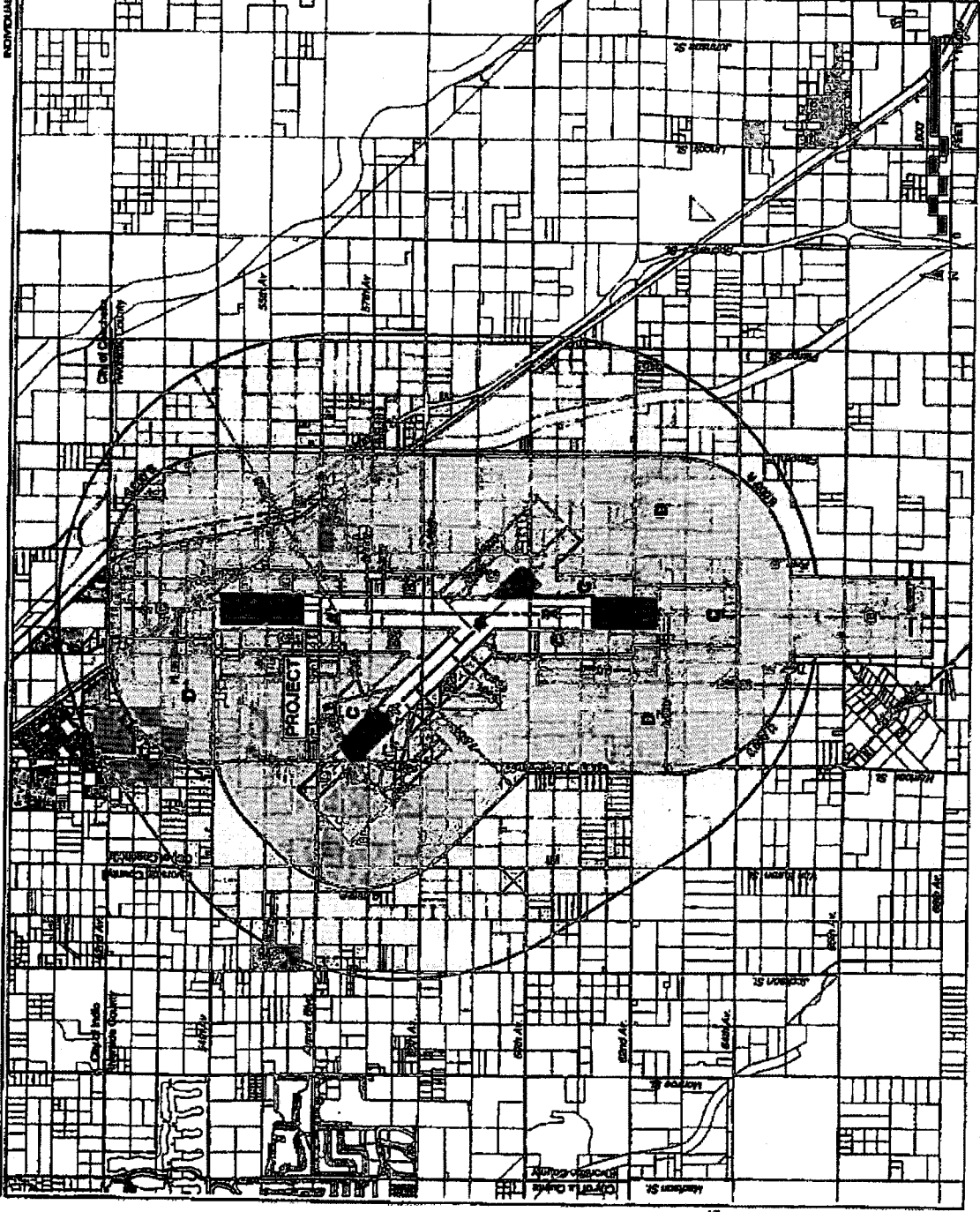
Attachments: Notice of Airport in Vicinity

**cc: Tower Energy Group, Mark Vasey (applicant/property owner)
Albert A. Webb Associates, Fayres Hall (representative)
Vince Yzaguirre, Assistant Director, Riverside County Economic Development Agency
Liliana Valle, County Airports Manager
ALUC Case File**

Y:\AIRPORT CASE FILES\UCRAZAP1043TH18\ZAP1043TH18.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Legend

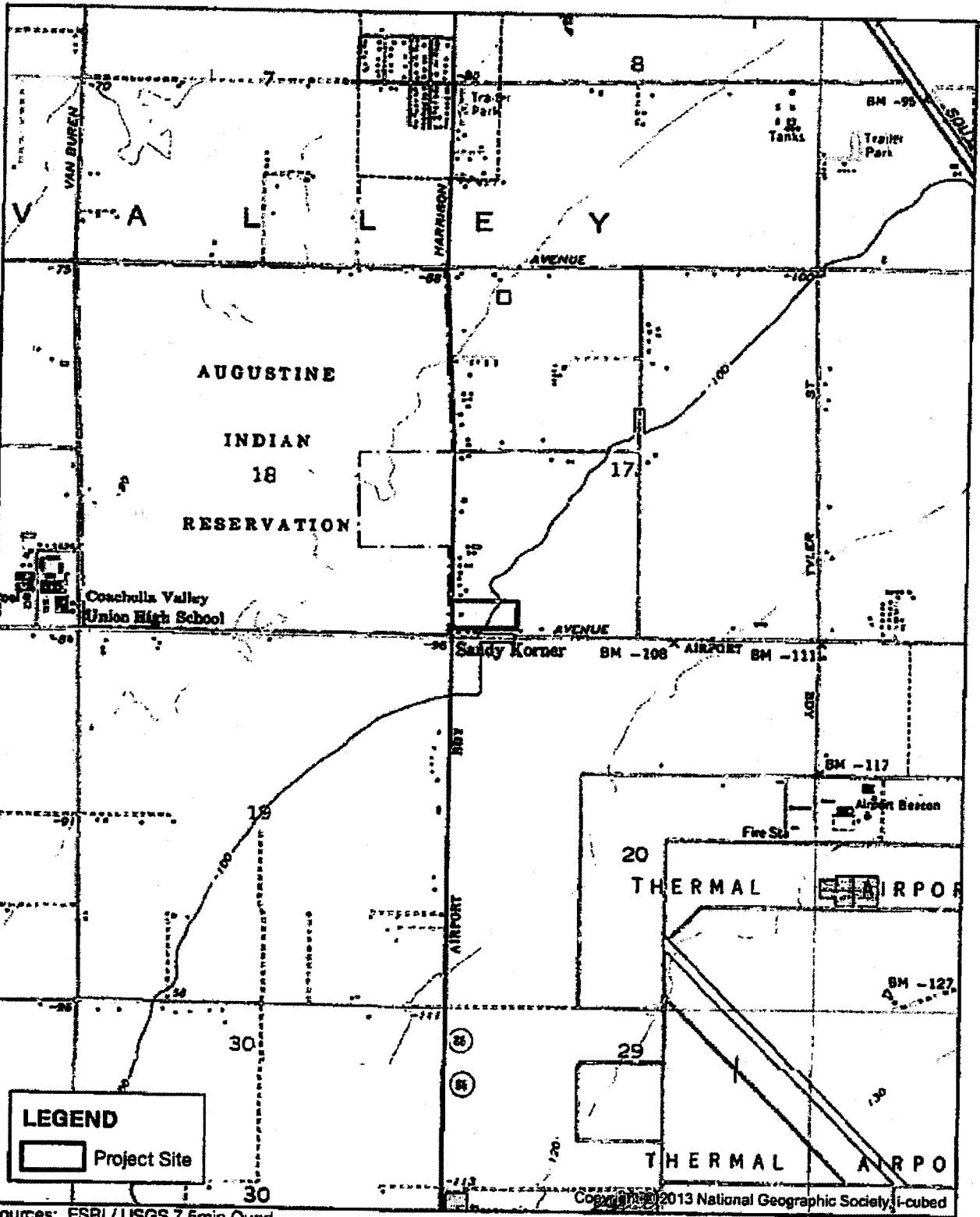
- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Boundary Lines**
- Airport Property Line - Existing
 - Airport Property Line - Planned
 - City Limits

NOTE
Except for southern extension, Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airplane protection criteria (FAA Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted June 2005)

Map JC-1
Compatibility Map
 Jacqueline Cochran Regional Airport

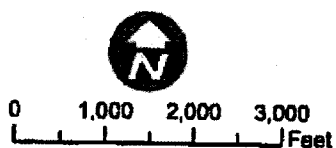


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Sources: ESRI / USGS 7.5min Quad DRGs.

USGS 7.5min Quad: INDIO
Township 6S, Range 8E, Sec. 17

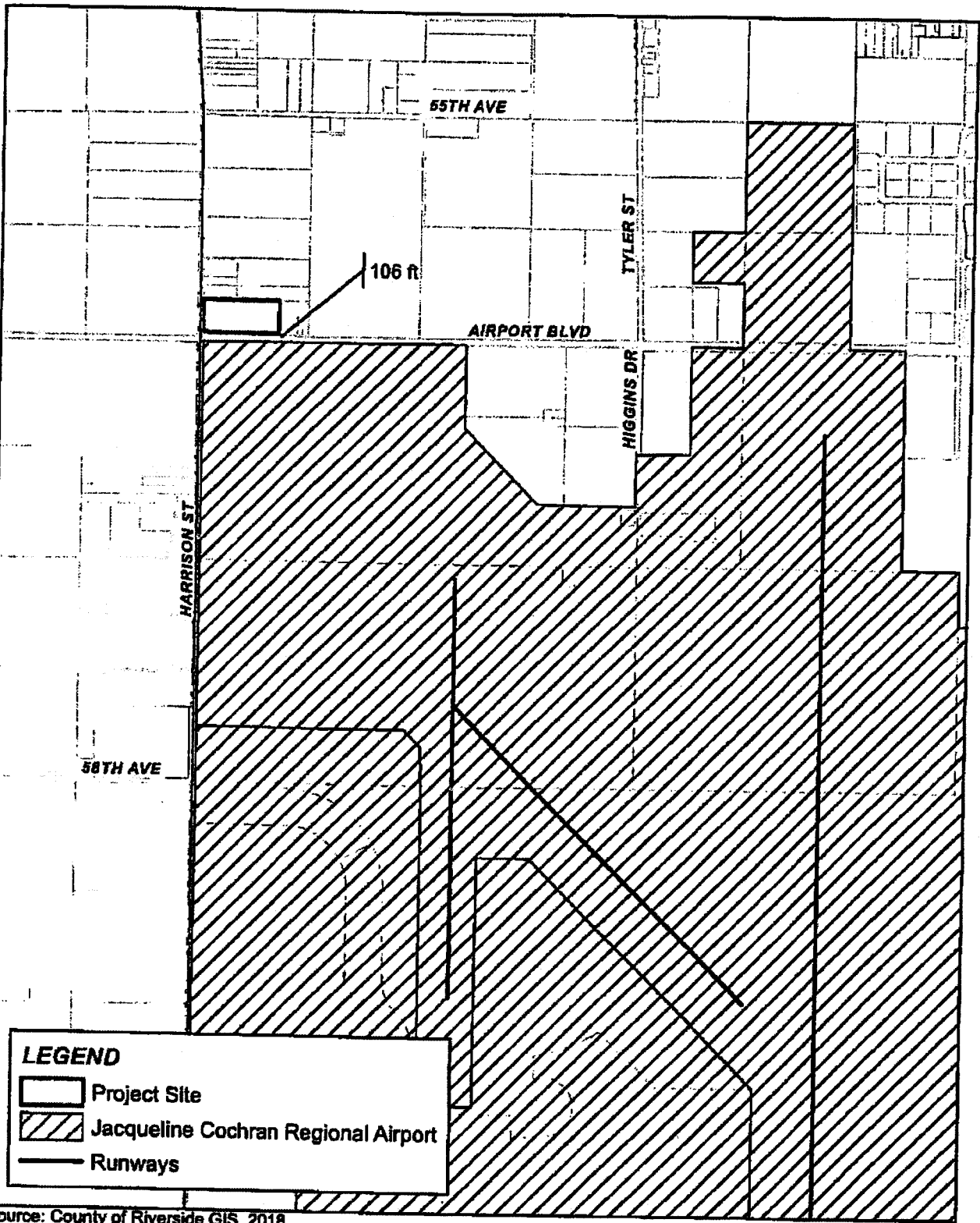
USGS Map
Tower Energy






ALBERT A.
WEBB
ASSOCIATES

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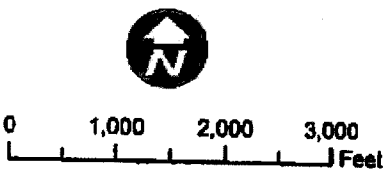


LEGEND

-  Project Site
-  Jacqueline Cochran Regional Airport
-  Runways

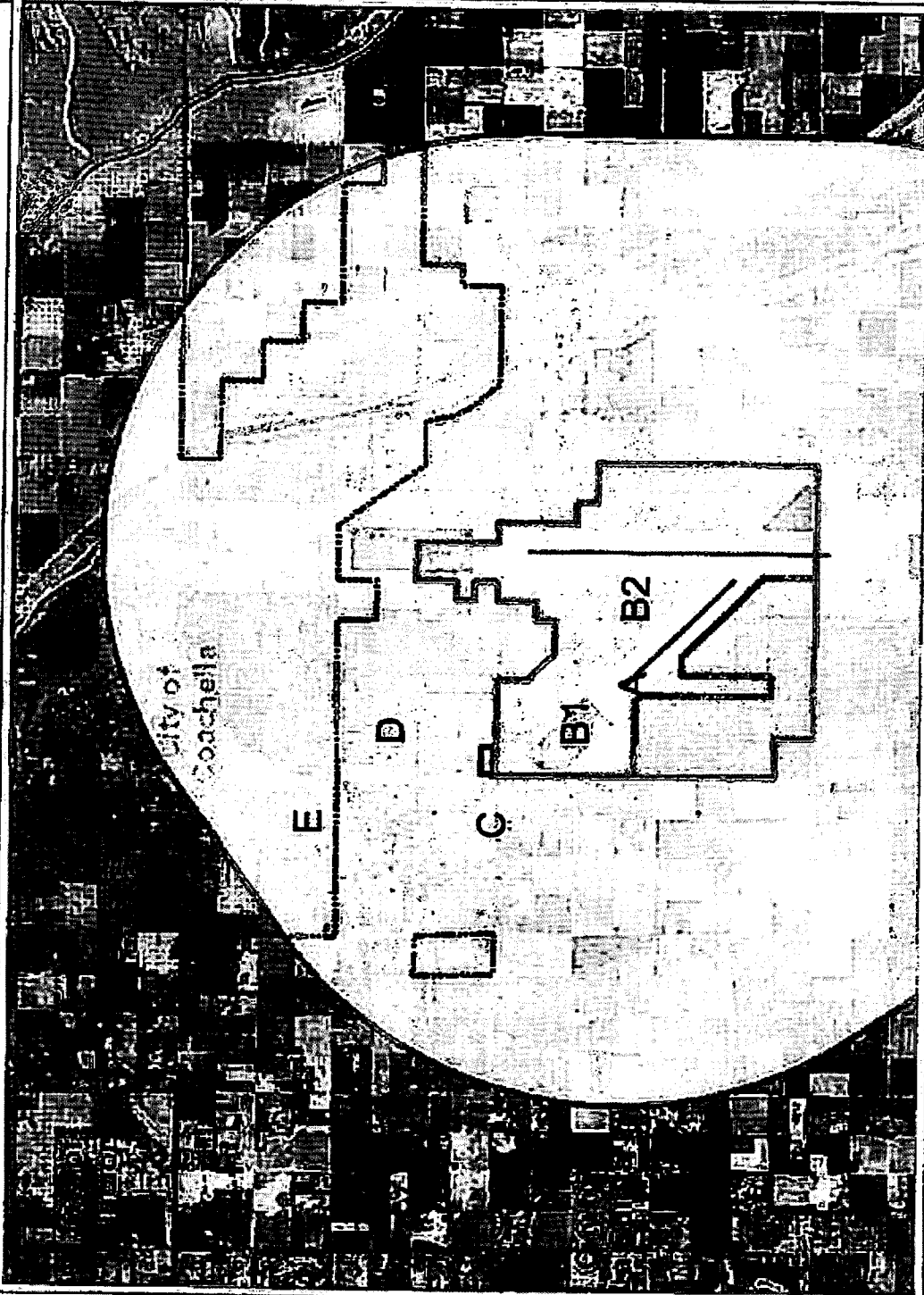
Source: County of Riverside GIS, 2018

Relation to Jacqueline Cochran Regional Airport



Tower Energy
ALBERT A.
WEBB
ASSOCIATES

Map My County Map



- Legend**
- Runways
 - Airports
 - Airport Influence Areas
 - Airport Compatibility Zones
 - OTHER COMPATIBILITY ZONE

- A**
- A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC3
 - C2-EXC3

Notes

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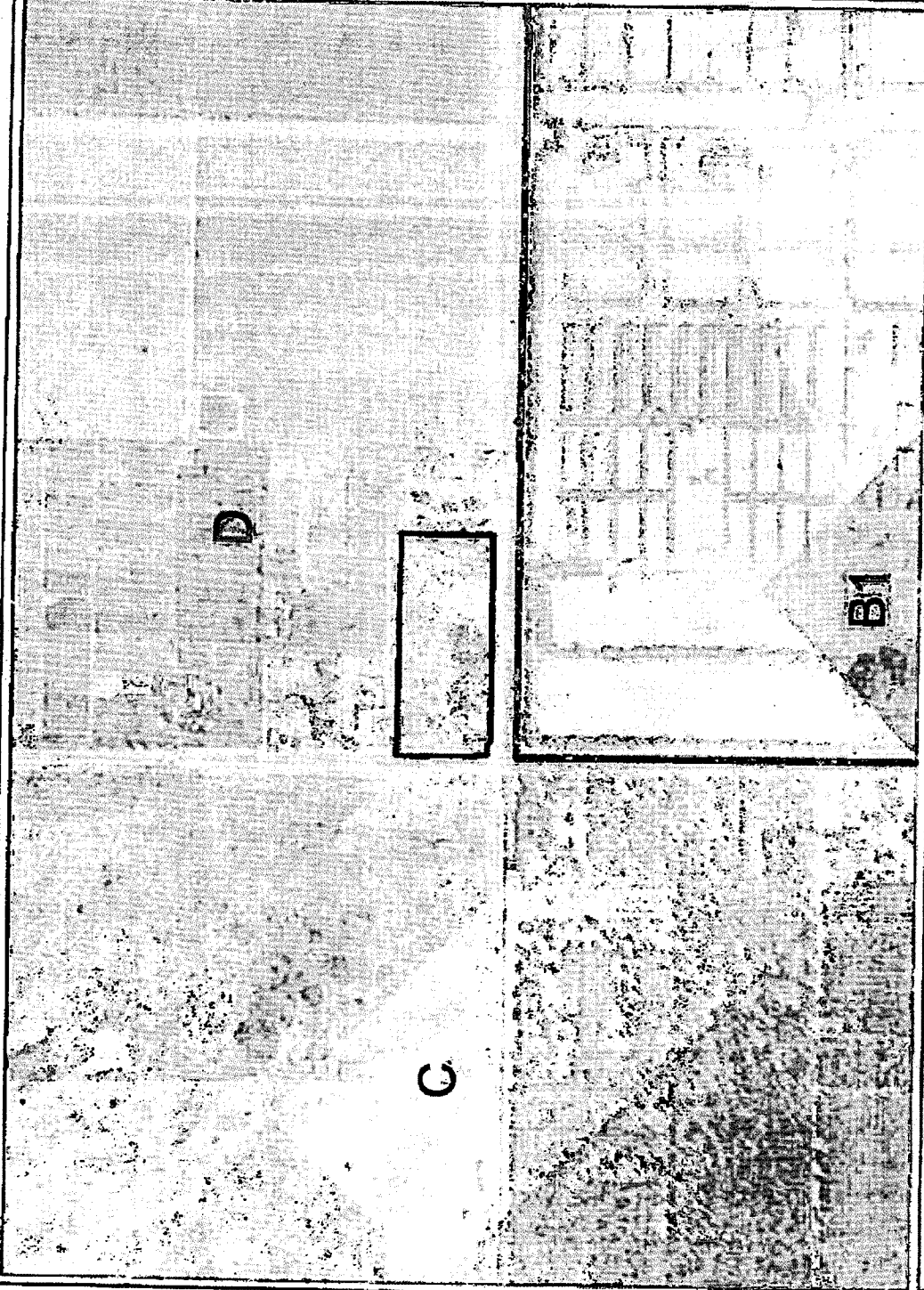
© Riverside County GIS

0 6 12,314 Feet

Map My County Map



- Legend**
- Runways
 - Airports
 - Airport Influence Areas
 - Airport Compatibility Zones
 - OTHER COMPATIBILITY ZONE
- | | |
|----|----------------|
| A | A-EXC1 |
| B1 | B1-APZ I |
| | B1-APZ I-EXC1 |
| | B1-APZ II |
| | B1-APZ II-EXC1 |
| | B1-EXC1 |
| B2 | B2-EXC1 |
| C | C |
| C1 | C1-EXC1 |
| | C1-EXC3 |
| | C1-EXC4 |
| | C1-HIGHT |
| C2 | C2-EXC1 |
| | C2-EXC2 |
| | C2-EXC3 |
| | C2-EXC5 |
| | C2-EXC8 |



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Map My County Map



Los Angeles



San Diego

Legend

- BlueLine Streams
- City Areas
- World Street Map

Notes

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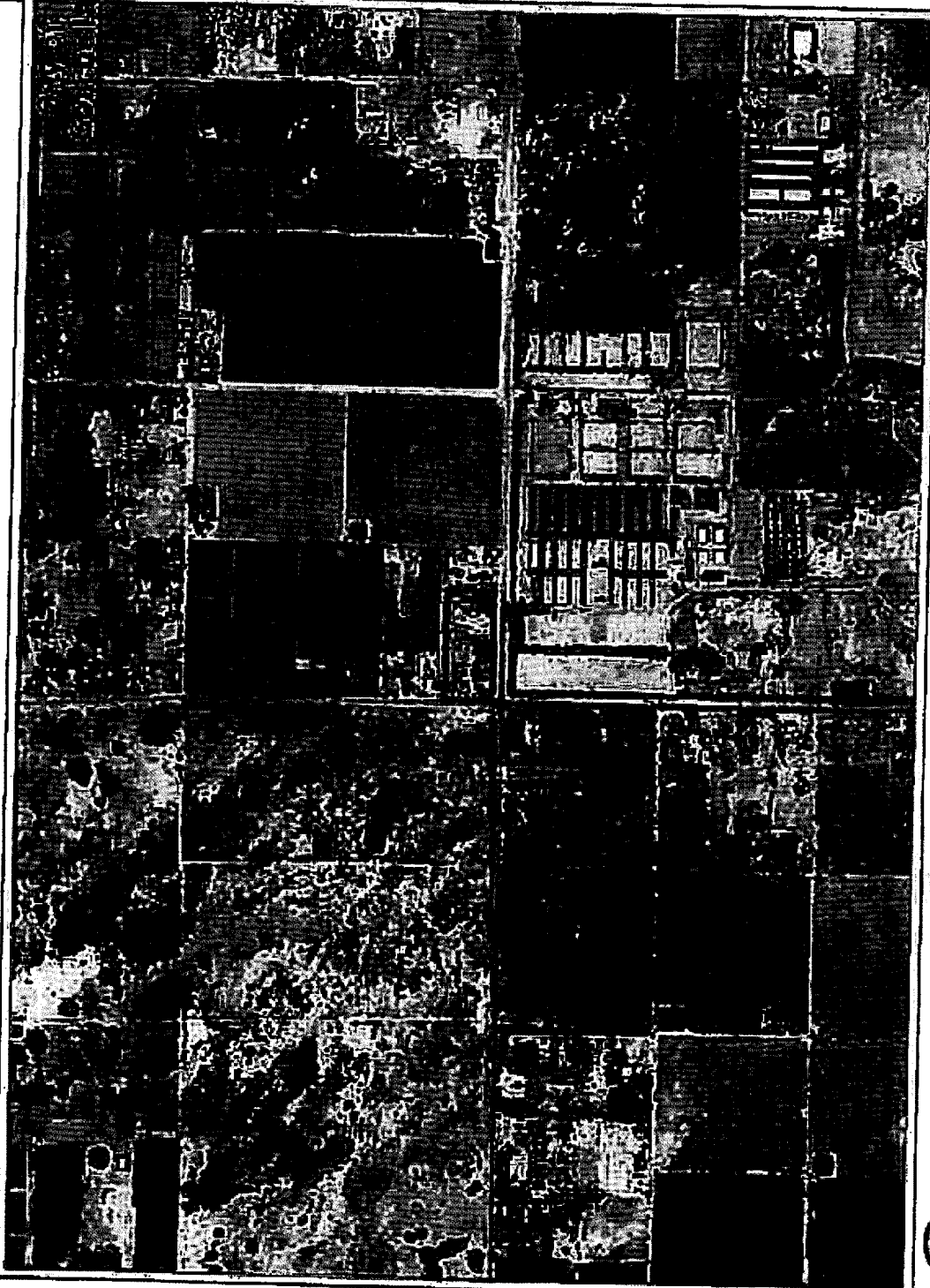


Map My County Map



- Legend**
- Blue Line Streams
 - City Areas
 - World Street Map

Notes



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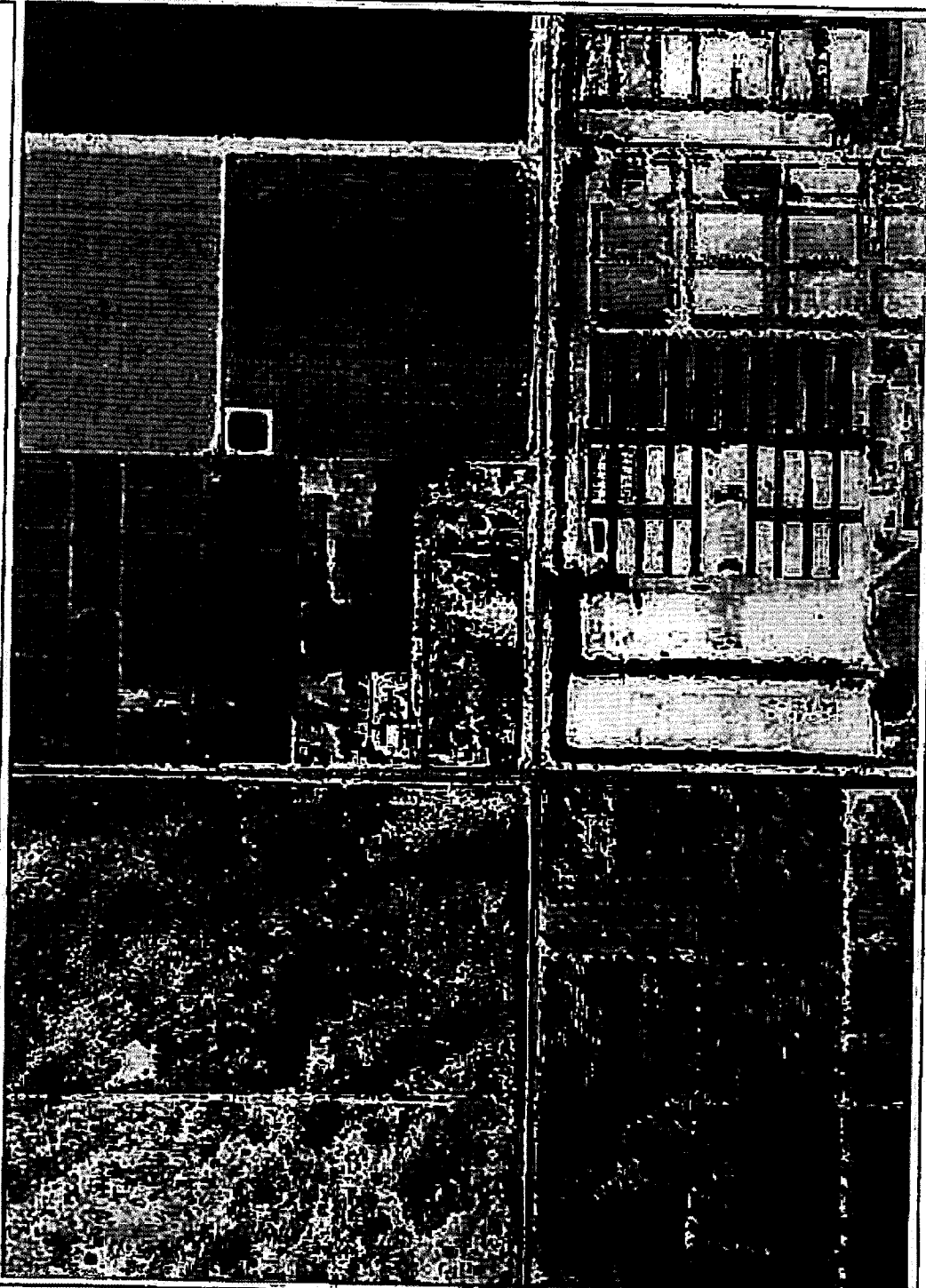


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Map My County Map



- Legend**
- Blue Line Streams
 - City Areas
 - World Street Map

Notes

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Map My County Map



- Legend**
- Parcels
 - Blue Line Streams
 - City Areas
 - World Street Map

Notes

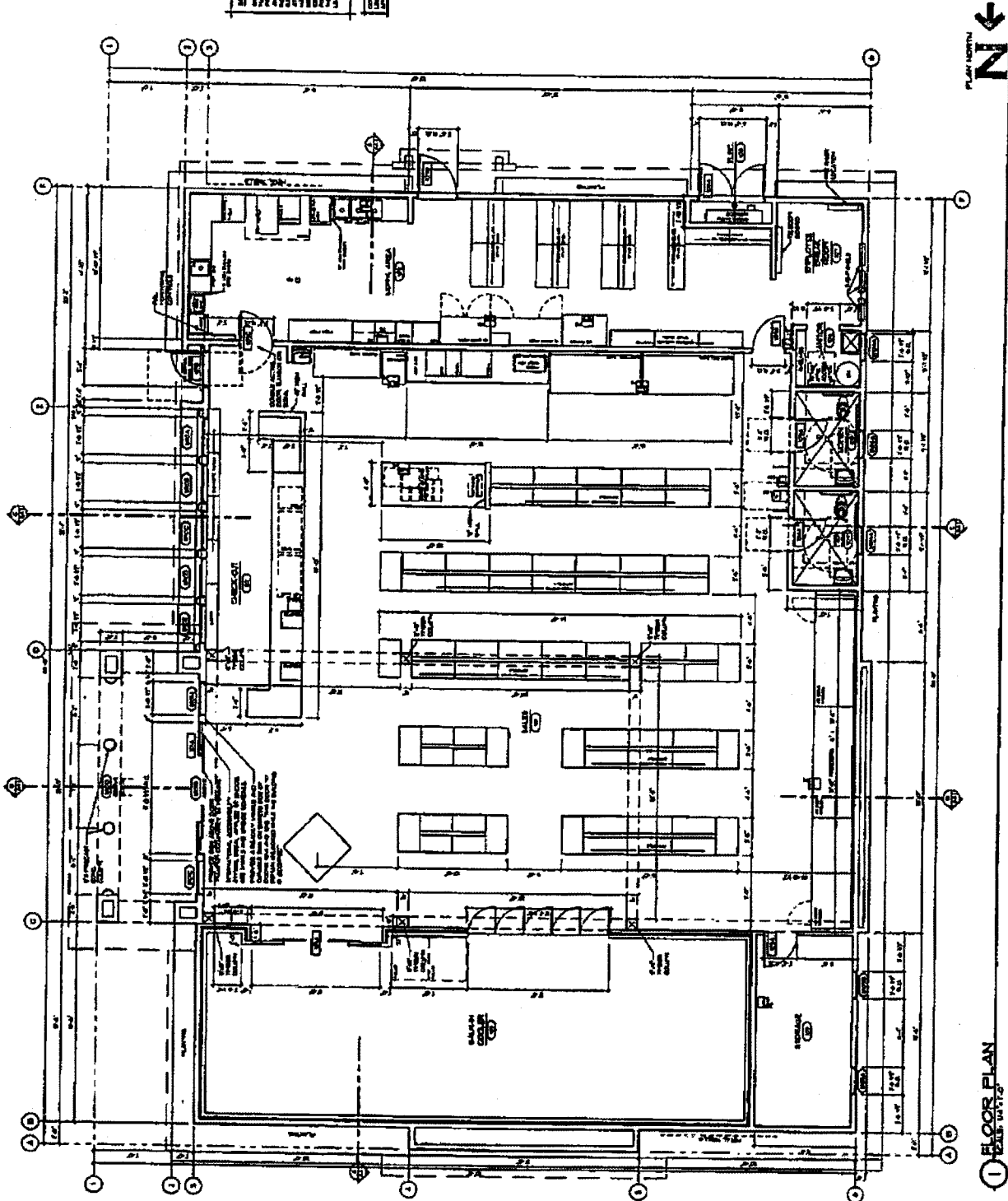
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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Architectural Firm: The Architectural Firm, Inc. 200

1 FLOOR PLAN

PLAN NORTH
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DATE: 10/15/03
 DRAWN BY: [Name]
 CHECKED BY: [Name]



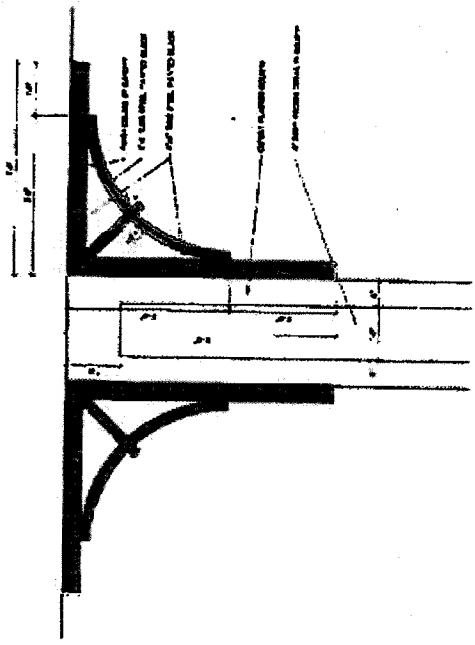
| | |
|-------------|---------------------------------|
| NO. | 1 |
| DATE | 10/15/03 |
| DESCRIPTION | FLOOR PLAN |
| PROJECT | TOWERS MARKET STORE |
| LOCATION | 1000 N. 1st Street, Phoenix, AZ |
| OWNER | THE ARCHITECTURAL FIRM, INC. |
| DESIGNER | THE ARCHITECTURAL FIRM, INC. |
| SCALE | AS SHOWN |
| STATUS | FOR PERMIT |

TOWERS MARKET
 STORE
 1000 N. 1st Street, Phoenix, AZ

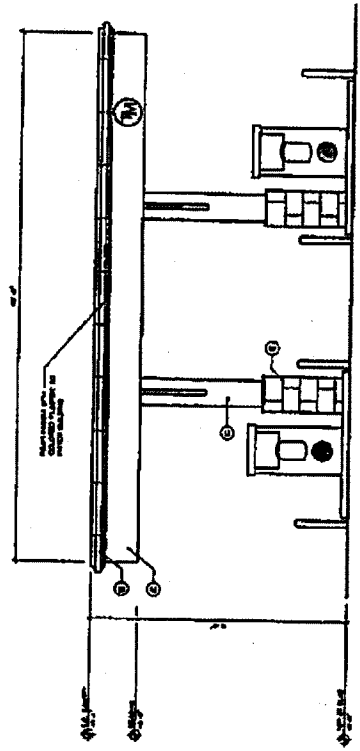
SCALE: 1/8" = 1'-0"
 ALL DIMENSIONS IN FEET AND INCHES
 UNLESS OTHERWISE NOTED
 PART NO. 1000-01

FLOOR PLAN
 PART NO. 1000-01
 A2.1

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
 3. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.
 4. ALL WINDOWS ARE 60" WIDE UNLESS OTHERWISE NOTED.
 5. ALL CEILING HEIGHTS ARE 10' UNLESS OTHERWISE NOTED.
 6. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 7. ALL WALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 8. ALL CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 9. ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE DETERMINED BY THE ARCHITECT.
 10. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT.



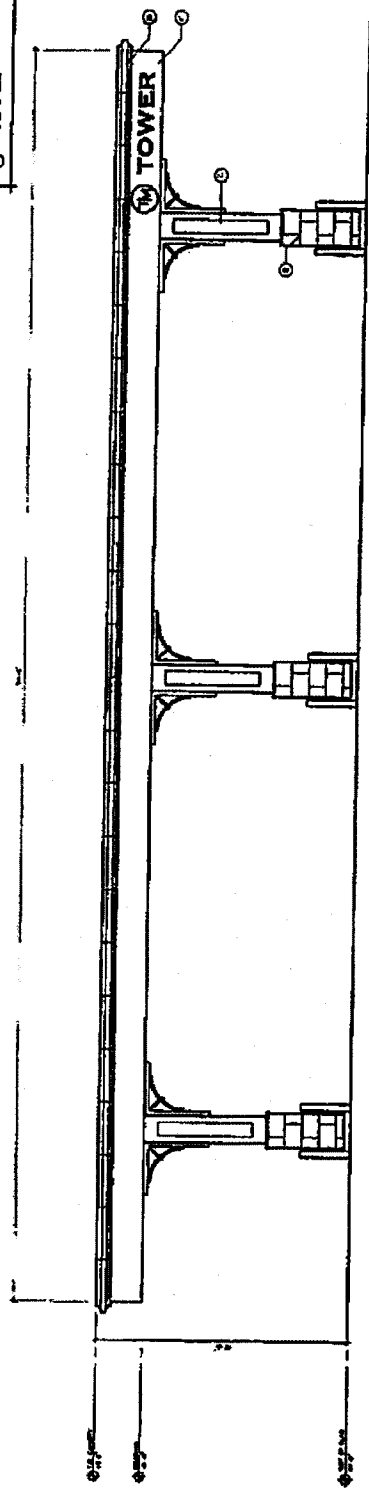
② FUEL CANOPY HAUNCH
SCALE: 1/4" = 1'-0"



① FUEL CANOPY NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

- ① PAINT TO MATCH EXISTING SURFACE
- ② PAINT TO MATCH EXISTING SURFACE
- ③ PAINT TO MATCH EXISTING SURFACE
- ④ PAINT TO MATCH EXISTING SURFACE
- ⑤ PAINT TO MATCH EXISTING SURFACE
- ⑥ PAINT TO MATCH EXISTING SURFACE
- ⑦ PAINT TO MATCH EXISTING SURFACE
- ⑧ PAINT TO MATCH EXISTING SURFACE
- ⑨ PAINT TO MATCH EXISTING SURFACE
- ⑩ PAINT TO MATCH EXISTING SURFACE



③ FUEL CANOPY EAST ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECTURE FROM THE OFFICE OF ARCHITECTURE, INC. 1000 BROADWAY, NEW YORK, N.Y. 10018
 DRAWING NO. 1000 BROADWAY, NEW YORK, N.Y. 10018

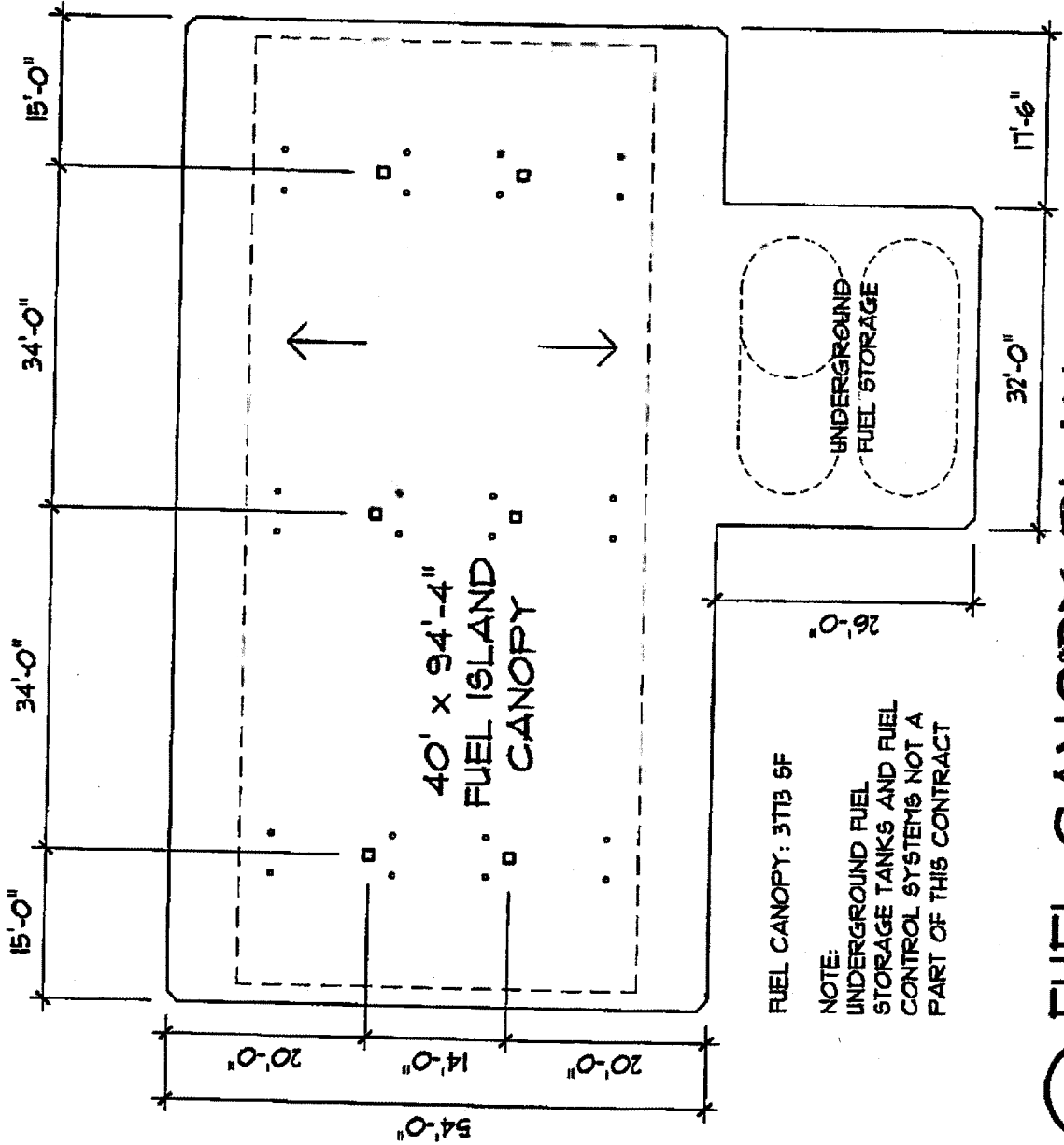
1000 BROADWAY
 NEW YORK, N.Y. 10018
 ARCHITECTURE FROM THE OFFICE OF ARCHITECTURE, INC.



TOWER MARKET
 STORE
 EXTERIOR ELEVATIONS

DRAWING NO. 1000 BROADWAY
 NEW YORK, N.Y. 10018

EXTERIOR ELEVATIONS
 DRAWING NO. 1000 BROADWAY
 NEW YORK, N.Y. 10018



1 FUEL CANOPY PLAN
SCALE: 1/16" = 1'-0"



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 13, 2018

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180019, TPM37562)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 13, 2018 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Project Description:

TENTATIVE PARCEL MAP NO. 37562 / CONDITIONAL USE PERMIT NO. 180019 – CEQ180085 – Applicant: Tower Energy Group – Engineer: Webb Associates – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CR) & Light Industrial (LI) – Location: North of Airport Boulevard, East of Harrison Street, South of 55th Avenue, and west of Shady Lane – 9.67 Acres - Zoning: C-P-S & M-SC.

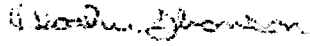
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Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 13, 2018

Cabazon Band of Mission Indians
Doug Todd Welmas, Chair
84-245 Indio Springs Parkway
Indio, CA 92203

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180019, TPM37562)

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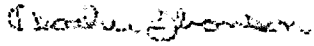
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Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 13, 2018

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180019, TPM37562)

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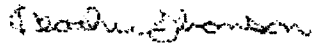
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Sincerely,

PLANNING DEPARTMENT

A handwritten signature in cursive script, appearing to read "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

November 13, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180019, TPM37562)

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Sincerely,

PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 13, 2018

Quechan Indian Tribe
H. Jill McCormick, Historic Preservation Officer
P.O. Box 1899
Yuma, AZ 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180019, TPM37562)

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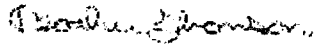
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Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 13, 2018

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

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PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 13, 2018

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

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Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 13, 2018

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

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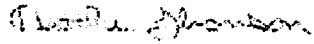
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PLANNING DEPARTMENT



Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 13, 2018

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

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PLANNING DEPARTMENT

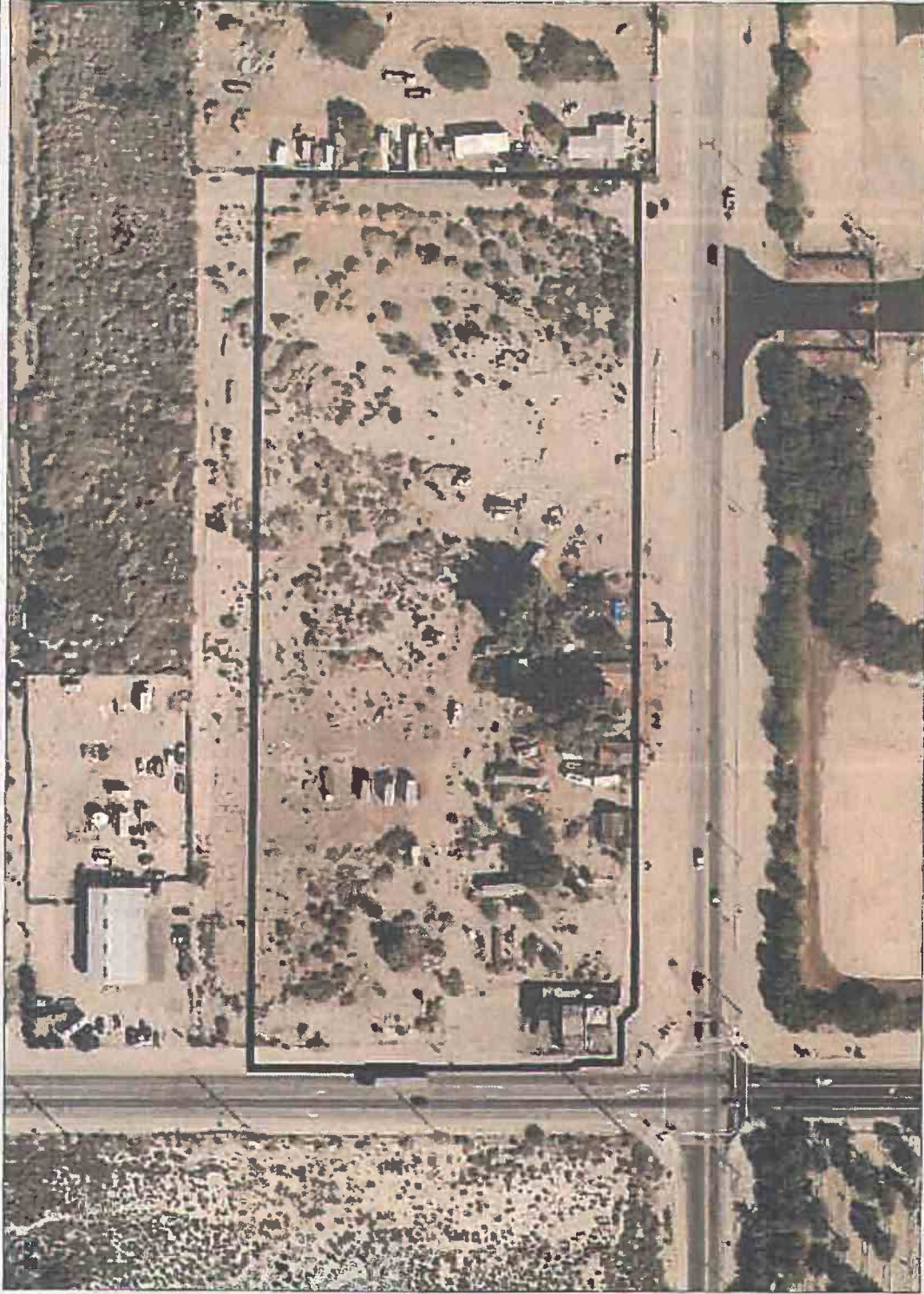


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CUP180019, TPM37562



Legend
Blue Line Streams
City Areas

Notes

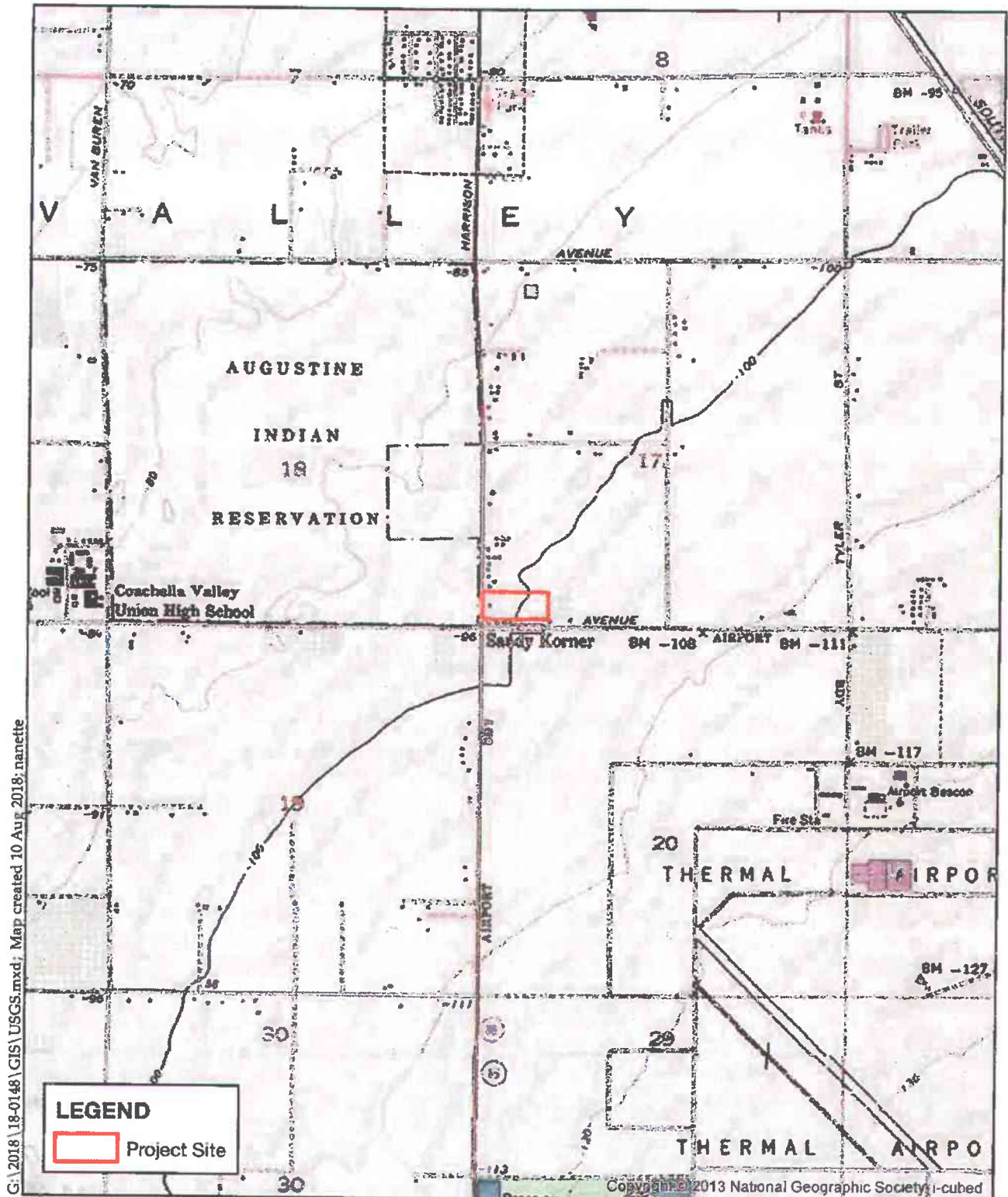
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



0 192 385 Feet

REPORT PRINTED ON... 11/13/2018 12:48:11 PM

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G:\2018\18-0148\GIS\USGS.mxd; Map created 10 Aug 2018; nanette

Sources: ESRI / USGS 7.5min Quad DRGs.

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USGS 7.5min Quad: INDIO
Township 6S, Range 8E, Sec. 17

USGS Map
Tower Energy





COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barnett

ASSISTANT GENERAL MANAGER
Robert Cheng

July 18, 2018

Jay Olivas
Riverside County Planning Department
77588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Proposed Tower Market #944 at Northeast Corner of Harrison Street
and Airport Boulevard, APN 763-250-040, Thermal

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

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

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

This area is underlain with agricultural drainage lines. There are CVWD facilities not shown on the development plans. There may be conflicts with these facilities. The County shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD facilities and associated right-of-way and provided County with written confirmation that there is no interference. The CVWD conflicts include but are not limited to Avenue 56 Drain.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. CVWD will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

Jay Olivas
Riverside County Planning Department
July 18, 2018
Page 2

CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for such purpose.

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

This development lies within the City of Coachella's water service area boundary. CVWD and the City have signed a Memorandum of Understanding (MOU) to work together to provide sufficient water supplies for new development. The MOU outlines ways that the City will participate in funding CVWD's acquisition of supplemental water supplies sufficient to offset the impacts of new water demands resulting from development within the City. The amount paid for supplemental water supplies shall not exceed CVWD's Supplemental Water Supply Charge for similar development types and water requirements in effect at the time paid.

Jay Olivas
Riverside County Planning Department
July 18, 2018
Page 3

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor,
extension 3535.

Sincerely,

Carrie Oliphant

Carrie Oliphant
Assistant Director of Engineering

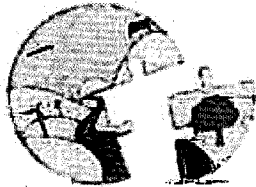
cc: Andrew Simmons
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

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

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

Mark Vasey
Albert A. Webb Associates
1983 W. 190th Street, No. 100
Torrance, CA 90504

RM: ms\Eng\Dev Svcs\2018\July\DR L PZ 2018-9041 Tower Market.doc
File: 0163.1, 0421.1, 0721.1
Geo. 060817-3
PZ 18-9041



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Tower Energy Group

Contact Person: Mark Vasey E-Mail: m@tetm.com

Mailing Address: 1983 W. 190th Street, No. 100

Torrance ^{Street} CA 90504-6234
_{City} _{State} _{ZIP}

Daytime Phone No: (310) 538-8000 Fax No: ()

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Fayres Hall E-Mail: fayres.hall@webbassociates.co

Mailing Address: 3788 Mccray Street

Riverside ^{Street} CA 92506
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner Name: Tower Real Estate Holdings, LLC

Contact Person: Mark Vasey E-Mail: m@tetm.com

Mailing Address: 1983 W. 190th Street, No. 100

Torrance ^{Street} CA 90504-6234
_{City} _{State} _{ZIP}

Daytime Phone No: (310) 538-8000 Fax No: ()

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

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

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APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Mark Vasey
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 763-250-040-5

Approximate Gross Acreage: 9.31

General location (nearby or cross streets): North of Airport Blvd, South of Avenue 55, East of Harrison Street, West of Shady Lane

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: _____

| EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/> | | | | | | |
|-----------------------------------------------------------------------------------------|-------------|--------|---------|--------------|--------------------------|------------------|
| No.* | Square Feet | Height | Stories | Use/Function | To be Removed | Bldg. Permit No. |
| 1 | | | | | <input type="checkbox"/> | |
| 2 | | | | | <input type="checkbox"/> | |
| 3 | | | | | <input type="checkbox"/> | |
| 4 | | | | | <input type="checkbox"/> | |
| 5 | | | | | <input type="checkbox"/> | |
| 6 | | | | | <input type="checkbox"/> | |
| 7 | | | | | <input type="checkbox"/> | |
| 8 | | | | | <input type="checkbox"/> | |
| 9 | | | | | <input type="checkbox"/> | |
| 10 | | | | | <input type="checkbox"/> | |

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

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

| PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/> | | |
|---------------------------------------------------------------------------------------|-------------|--------------|
| No.* | Square Feet | Use/Function |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

APPLICATION FOR LAND USE AND DEVELOPMENT

| | | |
|----|--|--|
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

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

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

Related cases filed in conjunction with this application:

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

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

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

Is this an application for a development permit? Yes No

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

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

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

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1) MLV Date 7/19/12
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.



Property Owner(s) Signature(s) and Date



PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- ***If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.***
- ***If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.***
- ***If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.***
- ***If the property owner is a trust, provide a copy of the trust certificate.***

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 37562 and CONDITIONAL USE PERMIT NO. 180019 – Intent to Adopt a Negative Declaration – EA180085 – Owner/Applicant: Tower Energy Group – Engineer: Albert A. Webb Associates – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Community Development (CD): Commercial Retail (CR) – Light Industrial (LI) – Location: Northerly of Airport Boulevard, easterly of Harrison Street, southerly of 55th Avenue, and westerly of Shady Lane – 9.67 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Manufacturing – Service Commercial (M-SC) – **REQUEST: Tentative Parcel Map (TPM) No. 37562** proposes a Schedule "E" subdivision to divide 9.67 acres into three (3) parcels. Parcel 1 proposes a convenience store including motor vehicle fuel sales on approximately 3.38 acres. Parcels 2 and 3 will remain vacant as part of this project. **Conditional Use Permit (CUP) No. 180019** proposes construction of a single-story 5,275 sq. ft. convenience store building with a maximum height of 25 ft. In addition, Parcel 1 proposes the construction of a 6,125 sq. ft. fuel canopy with 12 pumping stalls, 38 parking stalls, 15,000 gallon propane (liquid petroleum) tank, and signage. The proposed convenience store includes a request for beer and wine sales for off-premises consumption.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **APRIL 17, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Jay Olivas at (760) 863-7050 or email 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 project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501 or the Desert Office, 77588 El Duna Court Suite H, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas
77588 El Duna Court Suite H, Palm Desert, CA 92211

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 22, 2019.

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

APN (s) or case numbers CUP180019 / TPM37562 for

Company or Individual's Name RCIT - GIS.

Distance buffered 2400'.

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

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

TITLE: GIS Analyst

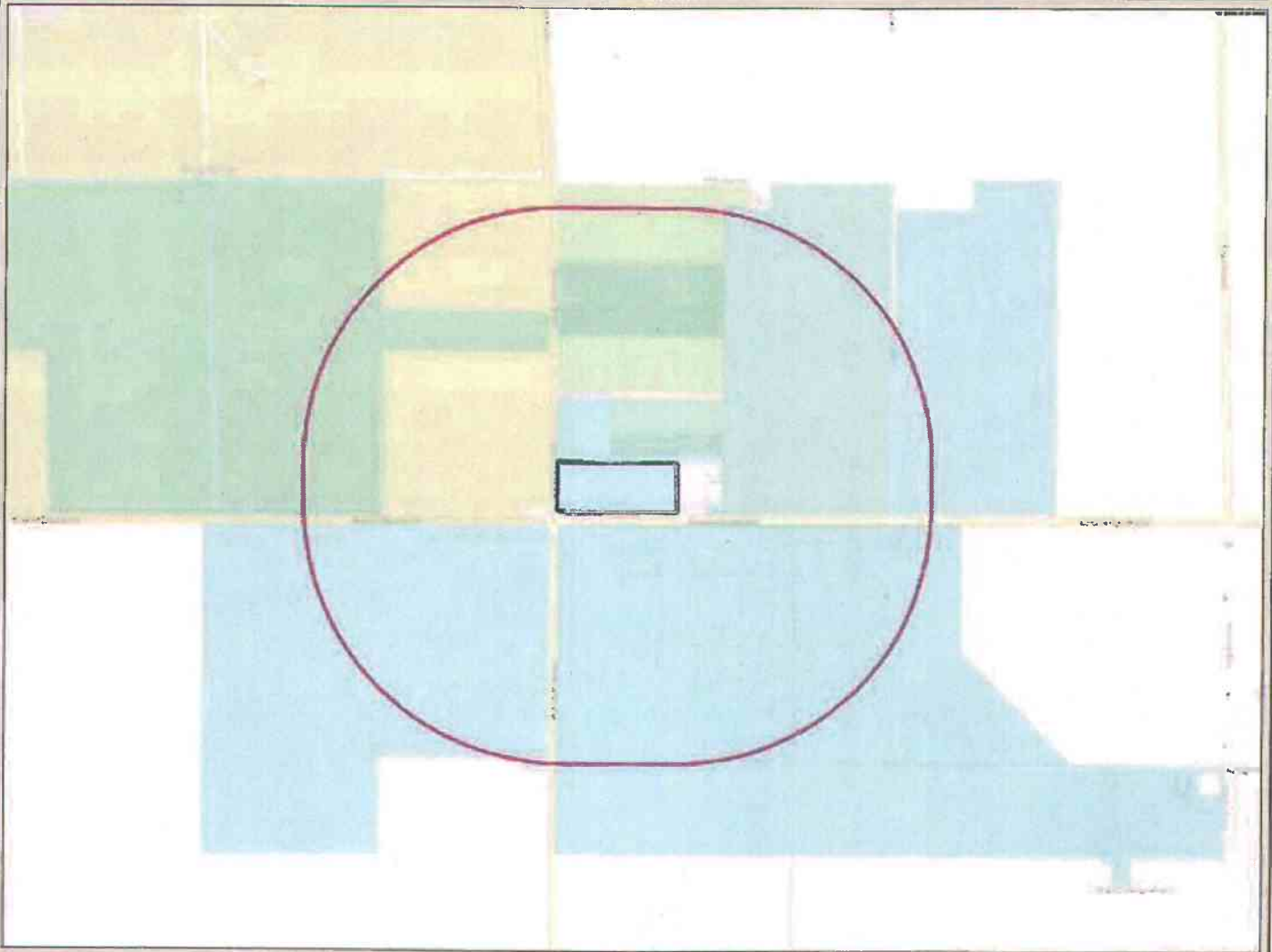
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP180019 / TPM37562 (2400 feet buffer)



Legend

-  County Boundary
-  Cities

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON ... 3/22/2019 1:02:54 PM

© Riverside County RCIT

763250019
AIRPORT BOULEVARD PROP
1570 LINDA VISTA DR
SAN MARCOS CA 92069

763250034
MOON VALLEY NURSERY
19820 N 7TH ST
PHOENIX AZ 85024

763250040
TOWER ENERGY GROUP
1983 W 190TH ST STE 100
TORRANCE CA 90504

763250029
AFP 1
AITCHISON III
2007 BRADHOFF AVE
SAN LEANDRO CA 94577

759020017
MARK LINDSAY
2294 CLEVELAND AVE
THERMAL CA 92274

759020018
JUAN CARLOS TORRES
3805 PALO VERDE DR
THERMAL CA 92274

763250012
ROBERT PADILLA
SUSAN R PADILLA
39455 REGENCY WAY
PALM DESERT CA 92211

763220006
EDWARD C LAST
FIRST AMERICAN TRUST
FIRST AMERICAN TR

5 FIRST AMERICAN WAY
SANTA ANA CA 92707

763250014
JAMES FRANCO
JENNIFER FRANCO
52945 AVENIDA VELASCO
LA QUINTA CA 92253

763250010
SERGIO LOPEZ
SANTIAGO NUNEZ
CARMEN CAMPOS

55600 HIGHWAY 86
THERMAL CA. 92274

763250013
CESAR TOVAR
55710 HIGHWAY 86
THERMAL CA. 92274

759020024
CHARLES RICHARD WARD
MARIA WARD
56655 HARRISON ST
THERMAL CA 92274

759020010
FLORENTINO TORRES
BLANCA LYDIA TORRES
RUBEN GUTIERREZ GUTIERREZ

763220004
USA 763
5750 DIVISION ST STE 201
RIVERSIDE CA 92506

56675 HIGHWAY 86
THERMAL CA. 92274

759020008
HERNAN CASTRO
ELVIA CASTRO
80613 PLUM LN
INDIO CA 92201

783250011
MARCELLO ZEPEDA
84357 VOLARE AVE
INDIO CA 92203

763250025
JUNE C REED
85240 AIRPORT BLV
THERMAL CA 92274

763250024
JUNE C REED
85240 AIRPORT BLV
THERMAL CA. 92274

763250027
PETER RABBIT FARMS INC
85810 GRAPEFRUIT BLVD
COACHELLA CA 92236

759040013
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

759020006
ANTHONY VINEYARDS INC
P O BOX 9578
BAKERSFIELD CA 93309

759020007
ANTHONY VINEYARDS INC
PO BOX 9578
BAKERSFIELD CA 93389

763220005
USA 763
U S DEPT OF INTERIOR
WASHINGTON DC 21401

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



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 488-7000
www.riversideacr.com

Receipt: 19-111465

| Product | Name | Extended |
|--------------------------|-----------------------------|-------------------|
| FISH | CLERK FISH AND GAME FILINGS | \$2,404.75 |
| | # Pages | 1 |
| | Document # | E-201900449 |
| | Filing Type | 2 |
| F&G Negative Declaration | | \$2,354.75 |
| F&G Clerk Handling Fee | | \$50.00 |
| Total | | \$2,404.75 |
| Tender (On Account) | | \$2,404.75 |
| Account# | PL | |
| Account Name | PL - PLANNING DEPT | |
| Balance | \$13,318.00 | |

4/19/19 11:55 AM
Gateway Clerk

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

Receipt #: 19-111465

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY PLANNING DEPARTMENT Date: 04/19/2019

County Agency of Filing: RIVERSIDE Document No: E-201900449

Project Title: TENTATIVE PARCEL MAP NO. 37562 AND CONDITIONAL USE PERMIT NO. 180019

Project Applicant Name: TOWER ENERGY GROUP Phone Number: (760) 863-7050

Project Applicant Address: 1983 WEST 190TH STREET, NO. 100, TORRANCE, CA 90504

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- | | |
|---------------------------------------------------------------------------------------------------------|-------------------------|
| <input type="checkbox"/> Environmental Impact Report | _____ |
| <input checked="" type="checkbox"/> Negative Declaration | _____ \$2,354.75 |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | _____ |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs | _____ |
| <input checked="" type="checkbox"/> County Administration Fee | _____ \$50.00 |
| <input type="checkbox"/> Project that is exempt from fees (DRG No Effect Determination (Form Attached)) | _____ |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption) | _____ |
| Total Received | _____ \$2,404.75 |

Signature and title of person receiving payment: _____



Deputy _____

Notes:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DECISION

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

77588 El Duna Ct
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Tentative Parcel Map No. 37582 and Conditional Use Permit No. 180019

Project Title/Case Numbers

Jay Olivas

County Contact Person

760-663-7050

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Tower Energy Group - c/o Mark Vasey

Project Applicant

1883 West 190th Street, No. 100, Torrance, CA 90504

Address

North of Airport Boulevard, south of 55th Avenue, east of Harrison Street, and west of Shady Lane.

Project Location

Tentative Parcel Map (TPM) No. 37562 proposes a Schedule "E" subdivision to divide 9.67 acres into three (3) parcels with Parcel 1 proposed for a convenience store including motor vehicle fuel sales on approximately 3.38 acres, and Parcels 2 & 3 to remain vacant. Conditional Use Permit (CUP) No. 180019 proposes construction of a single-story 5,276 square foot convenience store building with a maximum height of 28 feet. In addition, Parcel 1 proposes construction of a 8,125 square foot fuel canopy with 12 pump/nozzle stalls, approximately 38 parking stalls, a 10,000 gallon propane (liquid petroleum) tank, and project signage.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on April 17, 2019, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act and it reflects the independent judgment of the Lead Agency (County of Riverside).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct, Palm Desert, CA 92211.

[Signature]
Signature

Project Planner

Title

4/18/19

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 4/10/2018

YAP:anting Date Files-Riverside office\CUP\180019\DH-FC-808 Hearings\DH-PGNOD Form.docx

Please charge deposit fee case#: EA/CEQ No. 180085 CFG/CFW No. 180008

FOR COUNTY CLERK'S USE ONLY

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-201908449
04/18/2019 11:55 AM Fee: \$ 2484.75
Page 1 of 1

Removed: _____ By: _____ Deputy



**INVOICE (INV-00072404)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Tower Energy Group
1983 W 190Th St, Ste 100
Torrance, Ca 90504

**County of Riverside
Trans. & Land Management Agency**



| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS |
|----------------|--------------|------------------|----------------|
| INV-00072404 | 04/16/2019 | 04/16/2019 | Paid In Full |

| REFERENCE NUMBER | FEE NAME | TOTAL |
|-------------------------------------|-------------------------------|-------------------|
| CFW190009 | 0451 - CF&W Trust ND/MND | \$2,354.75 |
| | 0452 - CF&W Trust Record Fees | \$50.00 |
| 55998 Harrison St Thermal, CA 92274 | | SUB TOTAL |
| | | \$2,404.75 |

TOTAL **\$2,404.75**

| |
|-------------------------------------------------------------|
| Please Remit Payment To: |
| County of Riverside P.O. Box 1605 Riverside, CA 92502 |

| |
|---------------------------------------|
| Credit Card Payments By Phone: |
| 760-863-7735 |

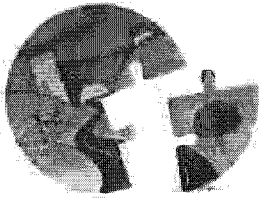
For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211

Date: April 17, 2019
Planning Commission
Submitted Documentation

| Item Number | Project Number | Name of Presenter | Document Presented |
|--------------------|-----------------------|----------------------------------|-----------------------------------|
| 4.2 | PM37562 | John Hildebrand, Project Planner | Memo- Clarification reg. EA180085 |
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

Date: April 17, 2019

To: Riverside County Planning Commission

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

RE: TENTATIVE PARCEL MAP NO. 37562 and CONDITIONAL USE PERMIT NO. 180019 – Intent to Adopt a Negative Declaration – EA180085

This memo serves as clarification to erroneous mentions of a wireless facility in the Environmental Assessment/Initial Study for CUP180019/TPM No. 37562. These oversights do not change the technical analysis or conclusions discussed in the document. The summary below shows the existing language replaced with the appropriate language in a redline/strikeout format:

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. ~~As an unmanned wireless facility,~~ It is extremely unlikely that the proposed project would ever need sheriff's services for any reason, and therefore the proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. However, the project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. ~~(COA 80-PLANNING-2~~Advisory Notification. 4) This is a standard Condition of Approval and pursuant to CEQA. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

32. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose

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) 863-7040

| | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | | | | |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The project will not substantially impair an adopted emergency response plan or emergency evacuation plan since project proposes a convenience store. The project is not located in a Fire Hazard Zone (Ord. 787) and has immediate access from adjoining streets including Airport Boulevard. Less than significant impacts are expected.

b) The project will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire since project consist of an a proposed convenience store with flat topography and light vegetation. Impacts are less than significant.

c) The project requires the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities), however, these improvements are required to be in conformance with the California Building Code and will not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts are less than significant.

d-e) The project will not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires due to the nature of the project ~~as an unmanned mono-palm structure constructed of metal~~ and related California building code materials along with Fire Codes such as fire access drive, portable fire extinguisher, addressing criteria, and inspections. Less than significant Impacts are anticipated.

Olivas, Jay

From: Olivas, Jay
Sent: Friday, April 19, 2019 1:32 PM
To: jgfjcf@aol.com
Subject: FW: Tower Market

Mr. Franco,

Thank you for your email comments and photos in regards to the Tower Market project in Thermal.

Since your email comments were received after the Planning Commission hearing, they could not be directly addressed at the time of the public hearing on April 17, 2019. The project was ultimately approved by the Planning Commission by a 4-0 Vote in favor based on the presentation, testimony, staff report findings, recommended conditions, with environmental review which can be reviewed online at <http://planning.rctlma.org/Portals/14/hearings/pc/2019/rpc041719.pdf?ver=2019-04-11-170000-000>.

However, please note while your email comments were received after the hearing, the applicant has prepared detailed responses to your comments and concerns as indicated:

"Since Mr. James Franco initially commented via email only 45 minutes prior to the Planning Commission Hearing, we were unable to address his concerns prior to project approval. I would like to note that Bruce Davis with Albert A. Webb Associates (WEBB) attempted to make contact with an individual who gave the name Franco, representing Cali Bilt, who came into the Tower Market La Quinta location with some questions. After some research into Cali Bilt, Mr. Davis located a contact number for Franco Construction whose address is listed as the property to the east of the Tower market project. Mr. Davis called the number and reached an answering machine for the Franco residence and left a voicemail message on 4/12/2019. He called and reached the machine again on 4/16/2019, but did not leave an additional voicemail message. Mr. Davis did not receive a return call. Since WEBB was unable to make contact prior to the project approval, we would like to take the opportunity to address his comments and concerns at this time.

Dust control measures will be taken during construction. The development of the Commercial parcel is conditioned under CUP180019 to comply with Federal, State & Local Regulation Compliance which specifically includes **Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)**.

We understand that increased traffic is also a concern. The Transportation Department reviewed and approved a traffic study for the referenced project which was prepared in accordance with County-approved guidelines. The approved Traffic Impact Analysis demonstrated that there are no direct traffic impacts generated by the project. However, to improve circulation the project is conditioned **Prior to Building Permit Issuance** for the following improvements per Condition No. **080 – Transportation T/S - Geometrics**:

"The intersection of Harrison Street (NS) at Airport Boulevard (EW) shall be improved to provide the following geometrics: Northbound: one left-turn lane, one shared through/right-turn lane Southbound: one left-turn lane, one through lane, one right-turn lane Eastbound: one left-turn lane, one shared through/right-turn lane Westbound: one left-turn lane, one through lane, one free right-turn lane NOTE: Restriping is required to implement the identified geometrics and may require modifications to the signal. The intersection of Harrison Street (NS) at Project Driveway (EW) shall be improved to provide the following geometrics: Northbound: one shared through/right-turn lane Southbound: one left turn lane, two through lanes Eastbound: N/A Westbound: one shared left-turn/right-turn lane The intersection of Project Driveway (NS) at Airport Boulevard (EW) shall be improved to provide the following geometrics: Northbound: N/A Southbound: one shared left-turn/right-turn lane Eastbound: one left-turn lane, one through lane Westbound: one shared through/right-turn lane or as approved by the Transportation Department."

The ultimate median improvements are not appropriate at this time. The interim condition will allow for left turn access at project driveways. The cash-in-lieu payment of \$75,502 per the cash-in-lieu-of-construction agreement is in lieu of installation of ultimate median improvements which will be built in the future when deemed appropriate by the Transportation Department.

In addition, a 10' wide concrete sidewalk will be constructed **Prior to Building Final Inspection**. The sidewalk will be constructed within the parkways along the entire project frontage for both Harrison St. and Airport Blvd. which will provide appropriate pedestrian access coming from Harrison St. and Airport Blvd.

The Tower Market Project (CUP180019) and underlying Tentative Parcel Map (TPM37562) have been appropriately conditioned and were approved by the Planning Commission on April 17, 2019 subject to the Conditions of Approval.

The two industrial parcels will remain undeveloped at this time. At the time the industrial parcels are developed, the neighboring property owners will have the opportunity to participate in the planning process and are encouraged to express their concerns as early in the process as possible."

Kind regards,

Jay T. Olivas
Urban Regional Planner -
Riverside County
77-588 El Duna Court, Suite H
Palm Desert, CA 92211
Ph: (760) 863-7050
Email: jolivas@rivco.org
Website: <http://planning.rctlma.org/>



To help us better serve you please
click the link to tell us [How are we doing?](#)

-----Original Message-----

From: James Franco [mailto:jgfjcf@aol.com]
Sent: Wednesday, April 17, 2019 8:12 AM
To: Olivas, Jay <JOLIVAS@RIVCO.ORG>
Subject: Tower Market

Good morning Jay,

Nice talking you again. I have enclosed some pictures for your hearing , suggestions and concerns we have with the new proposed fuel station that will be built on the corner of Harrison and 52nd. I have listed the items that affect us directly with a few suggestions, along with ours and neighbors concerns we have with the traffic and the people it will attract.

We have for years been dealing with migrating sand/ fugitive dust that has been coming from the Parcel next to us. We have to maintain the fence line and a couple times a year push the sand back away from the fence and scoop up what has come through to our side. It gets into the house, cars etc. We have never really taken any action due to the neighbors having limited resources. Now with the new development and the recent moving out of the old tenets, demo

and some brush removal the dirt has been disturbed. Also with construction around the corner we would like to see some type of coating / bandage be applied to both proposed vacant parcels once construction is complete to keep this to a minimum, along with some type of reinforcing or help repairing the common fence line. I didn't see a new wall proposed but would like some suggestion to address this issue now that we are in the planning stage.

Our concerns for the new traffic that this will bring to the corner. I have read some of the conditions such as 080 transportation Geometrics for the improvement of the intersection of Harrison and Airport Blvd. Will these improvements be made prior to the starting of construction of the new fuel station, during the same time and completed before occupancy, or in the future. If it will be done during the course of construction great. If not till a later date why? As you know this is a busy intersection and with a new business on the corner it will be difficult and unsafe for everyone one Trying to access the facility due to the lack of turn lanes and pass through lanes. As for the in Lieu of agreement of \$75,502 for transportation to defer the median improvements, I assume this is for some type of island to be constructed in the future and nothing to do with the lane improvements for that intersection? If not and it is part of the lane improvements why will this be deferred and for how long?

Now with the neighbors moved out we have noticed more and more people cutting across the corner, we have always had an issue with people trying to break into our property and surrounding property's for years. With them taking Misc items to anything made of metal. With most of the problem coming from behind us through the access road for Petter Rabbit. Now with the proposed fuel station and the unwanted vagrancy that tends to follow we are asking for some type of fence line where there isn't one or up keep on the existing one that is there (See pics) or a new one (green) that will come across there new vacant lots, behind there fuel station and attaches back to the automotive shops fence line or even both. With no fence line there will be no way to keep people from cutting across or jumping over into our property and adjoining ones through these 2 lots. The fence would keep pedestrians and vagrants not to mention keeping them from making camps in the brush and keep them along the street where they belong. They will also need to keep the brush down on there 2 lots so that way no one can start making camp in the empty lots or a hiding place to watch and rob the fuel station and will be a safety hazard for there employees. When we are asking for a wall, fence or some type of barrier to keep them off the vacant lots. We don't want a tall chain link that will have a netting on it that will sit for years after construction is complete and not maintained (see attached pics) like there other location. We would like to see a 3'-4' chain link no netting be put up after completion of there store to address these concerns.

Sorry I tried to keep it short and to the point. We will be heading out to the hearing if possible today but wanted to at least get you this just incase we get tied up in traffic. Thank you for your time and look forward to the new development out in Thermal.

Thank you
James Franco

PS not sure if the pictures got through. So resending my draft just in case.
Confidentiality Disclaimer

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County of Riverside California <<http://www.countyofriverside.us/>>

