



ATTACHMENTS A - C

VICINITY MAP

REQUESTED ENTITLEMENTS

SITE & PROJECT CHARACTERISTICS



ATTACHMENT A

Vicinity Map



Project No.: ND25-002 and CUP23-0004

Location: 150 S. Bent Avenue

APN: 219-331-43-00



ATTACHMENT B

Requested Entitlements

Conditional Use Permit to allow for the operation of an automotive fueling station as an accessory use at an existing Costco Business Warehouse in the Commercial (C) Zone, and adoption of Mitigated Negative Declaration (ND25-002).



ATTACHMENT C

Site & Project Characteristics

<u>Property</u> Subject	<u>Existing</u> <u>Land use</u>	<u>Zoning</u>	<u>General Plan</u> <u>Designation</u>
Subject	Commercial warehouse	C	Commercial
North	Vacant	C	Commercial
South	Restaurant	C	Commercial
East	Manufactured Home Sales	C	Commercial
West	Industrial and Open Space	I & OS	Industrial and Open Space

Flood Hazard Zone	☒ yes	☐ no
Sewers	☒ yes	☐ no
Septic	☐ yes	☒ no
Water	☒ yes	☐ no
Gen. Plan Conformance*	☒ yes	☐ no
Land Use Compatibility*	☒ yes	☐ no

*With approval of Conditional Use Permit