

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

CONDITIONAL USE PERMIT NO. 3774 – Intent to Adopt a Negative Declaration – EA43027 – Owner/Applicant: Flying J Pilot c/o Travis P. Vincent – Engineer/Representative: Core States Group – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of Ramon Road/Interstate 10, westerly of Varner Road, and easterly of Bob Hope Drive overpass – 5.01 Acres – Zoning: Scenic-Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit (CUP) No. 3774 proposes to re-entitle an existing automobile and truck travel center previously approved under Plot Plan No. 9439 and to entitle multiple newly proposed uses described below. The automobile and truck travel center includes an approximate 9,000-square-foot convenience store building up to 16-feet in height; vehicle and truck fuel sales with two (2) fuel canopies up to 18 feet in height totaling approximately 7,000 sq. ft. with approximately 13 fuel islands with 24 fuel dispensers; a 1,000 gallon above-ground liquid petroleum propane tank; approximately 20 automobile parking spaces, two (2) ADA spaces, and 63 truck parking spaces; a truck scale; and alcoholic beverage sales of beer and wine for off-premises consumption. CUP No. 3774 also proposes the following new uses: one (1) installation of a 12,000 gallon bio-diesel above-ground storage tank (AST) and three (3) 12,000-gallon above-ground AST diesel tanks up to approximately 13 feet in overall height with associated piping. The CUP also proposes a chain link fence enclosure and fuel injection shed associated with the ASTs and the conversion of three (3) existing underground diesel tanks to gasoline tanks. CUP No. 3774 replaces Plot Plan No. 9439 for APN 650-090-026 only. Plot Plan No. 9439 shall remain valid for the existing hotel and fast food restaurant located on adjoining APNs 650-090-027 and 650-090-025, which are both under separate ownership and are not part of proposed CUP No. 3774.

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

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

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

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

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