

NOTICE OF PUBLIC HEARING

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

CONDITIONAL USE PERMIT NO. 190015 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (Common Sense Exemption) – Applicant: Sanjay Kumar – Representative: Sherrie Olson – Third Supervisorial District - Bautista Zoning Area - San Jacinto Area Plan – Location: Northerly of Florida Avenue, westerly of Lincoln Avenue, and southerly of Palm Avenue – 1.12 Acres – Zoning: C-P-S (Scenic Highway Commercial) – **REQUEST: Conditional Use Permit No. 190015** proposes to allow the sale of beer and wine for off-site consumption within an existing convenience store associated with a gasoline service station on the site and to approve the Public Convenience and Necessity Finding. The subject site is approximately 1.12 acres and includes a 1,900 sq. ft. convenience store and a gasoline service station with 12 fueling pumps. Currently, the gasoline service station and convenience store has a 24-hour operation. This project does not include any modification to the interior or exterior of the building or any other portion of the site. The sale of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 19, 2020**
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 the Project Planner Dionne Harris at (951) 955-6836 or email at dharris@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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