

# NOTICE OF PUBLIC HEARING

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

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

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

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

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

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

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

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

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