

# 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. 3784 – Exempt from the California Environmental Quality Act (CEQA)** pursuant to Section 15061(b)(3) and 15301 – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Fifth Supervisorial District – The Pass Area Plan – Cabazon Policy Area – General Plan: Community Development: Mixed Use Area (CD-MUA) – Zoning: Mixed Use (MU) – Location: Northeasterly corner of N Fern Street and Main Street, and southerly of Interstate 10 – 1.38 Acres – **REQUEST:** The project was originally approved under PP No. 26096 that permitted the operation of a Dollar General Store without the sale of alcohol. The current request is for a Conditional Use Permit to allow the Dollar General to sell beer and wine for off-site consumption (Type 20 License), and to approve Public Conveyance and Necessity Findings. The project also includes an amendment to Ordinance No. 348, Ordinance No. 348.4896, to modify Section 18.48 related to Alcoholic Beverage Sales. The amendment adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit. This amendment will make Section 18.48 consistent with the Mixed Use Zone which allows the sale of alcoholic beverages for off-site consumption with an approved conditional use permit.

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **OCTOBER 17, 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 Project Planner Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@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: Brett Dawson  
P.O. Box 1409, Riverside, CA 92502-1409