

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED 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 a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 210119 – Intent to Adopt a Mitigated Negative Declaration – (CEQ210207) - Applicant: Morningstar Village, LLC c/o Sunny Goyal – Engineer/Representative: CSL, Engineering c/o Jeff LeGrand-Third Supervisorial District – Rancho California Zoning Area Southwest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Winchester Road, south of Koon Street, and east of the intersection of Pourroy Road and Ruft Road – 6.81 Gross Acres – Zoning: General Commercial (C1/CP) – **REQUEST:** Conditional Use Permit No. 210119 is a proposal to construct a gas station which will include 12 fueling pumps, a 6,100 sq ft Food Mart/ Convenience Store, and an automated Carwash. The gas station will include a single-story convenience store with 1,000 sq ft of restaurant space that will include the sale of beer and wine. The car wash will be automated and will include 20 canopied vacuum stalls. The project site proposes 61 parking spaces including three (3) ADA accessible spaces, and three (3) electric vehicle parking spaces. The project proposes the sale of beer and wine; therefore, a Type - 20 Alcoholic Beverage Control (ABC) Off-Sale Beer and Wine license is required - Related Cases: PM36161 and PP24054 - APN: 476-010-079, 476-010-080, 476-101-081, 476-010-082, 476-010-083, 476-010-084.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **October 18, 2023**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at [2023 Planning Commission Meetings \(rctlma.org\)](https://2023.Planning.Commission.Meetings.rctlma.org). For further information regarding this project, please contact Project Planner Krista Mason at (951) 955-1722 or email at Kmason@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <https://planning.rctlma.org>.

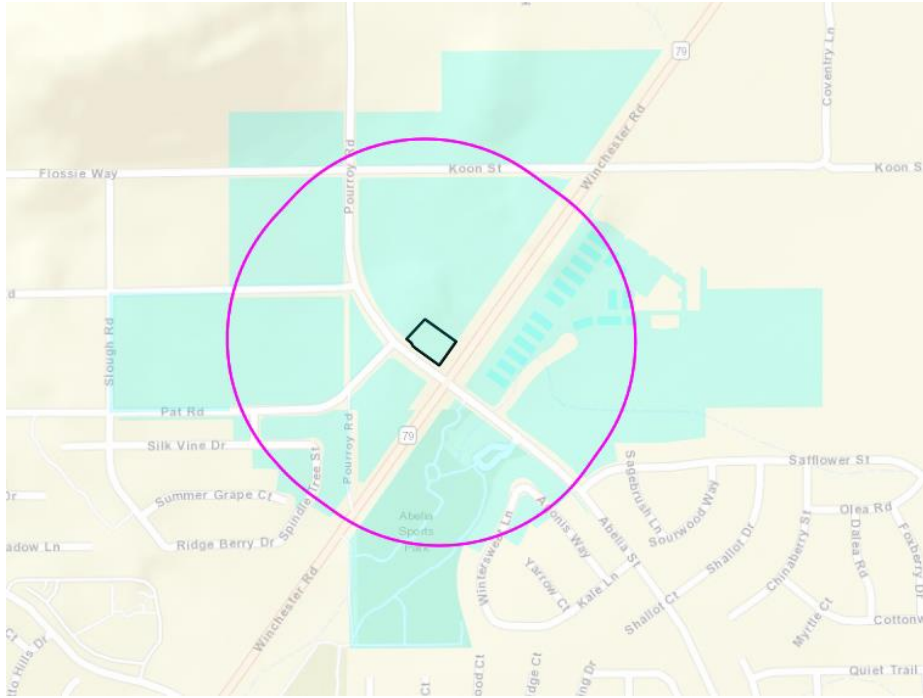
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The mitigated negative declaration for the proposed project is available for review online on the Planning Department website at <https://planning.rctlma.org>, listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: [2023 Planning Commission Meetings \(rctlma.org\)](https://2023.Planning.Commission.Meetings.rctlma.org)

Public Review Period: The public review period to comment on the environmental document is from Friday, September 15, 2023, to Monday, October 16, 2023 at 5:00pm. Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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 Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director 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: Krista Mason
P.O. Box 1409, Riverside, CA 92502-1409

PROJECT: CUP210119



Maps and data are for reference purposes only. Map features are approximate.
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.