

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, AND A CONDITIONAL USE PERMIT IN THE FIRST SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 28, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Raminu, Inc., for **General Plan Amendment No. 936**, which proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use from Low Density Residential (RC:LDR) (½ Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio); **Change of Zone No. 7734**, which proposes to change the zoning from Rural Residential – ½ Acre Minimum (R-R 1/2) , to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3642**, which proposes to allow improvements (façade enhancements, paving of the parking areas, including 46 parking spaces and a loading dock, 9,263 sq. ft of landscaping of on-site landscaping, and street improvements) to an existing neighborhood retail center consisting of 5,310 sq. ft. market with the sale of alcoholic beverage for off-premises consumption, and a 1,785 sq. ft. retail building with propane gas sales ("the project"). The project is located northwest corner of Carroll Street and Markham Street in the area of Mead Valley in the First Supervisorial District.

The Planning Commission approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT H.P. KANG, PROJECT PLANNER, AT (951) 955-1888 or EMAIL at hpkang@rctlma.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 15, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 01/28/14

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2014 JAN 24 PM 12:03

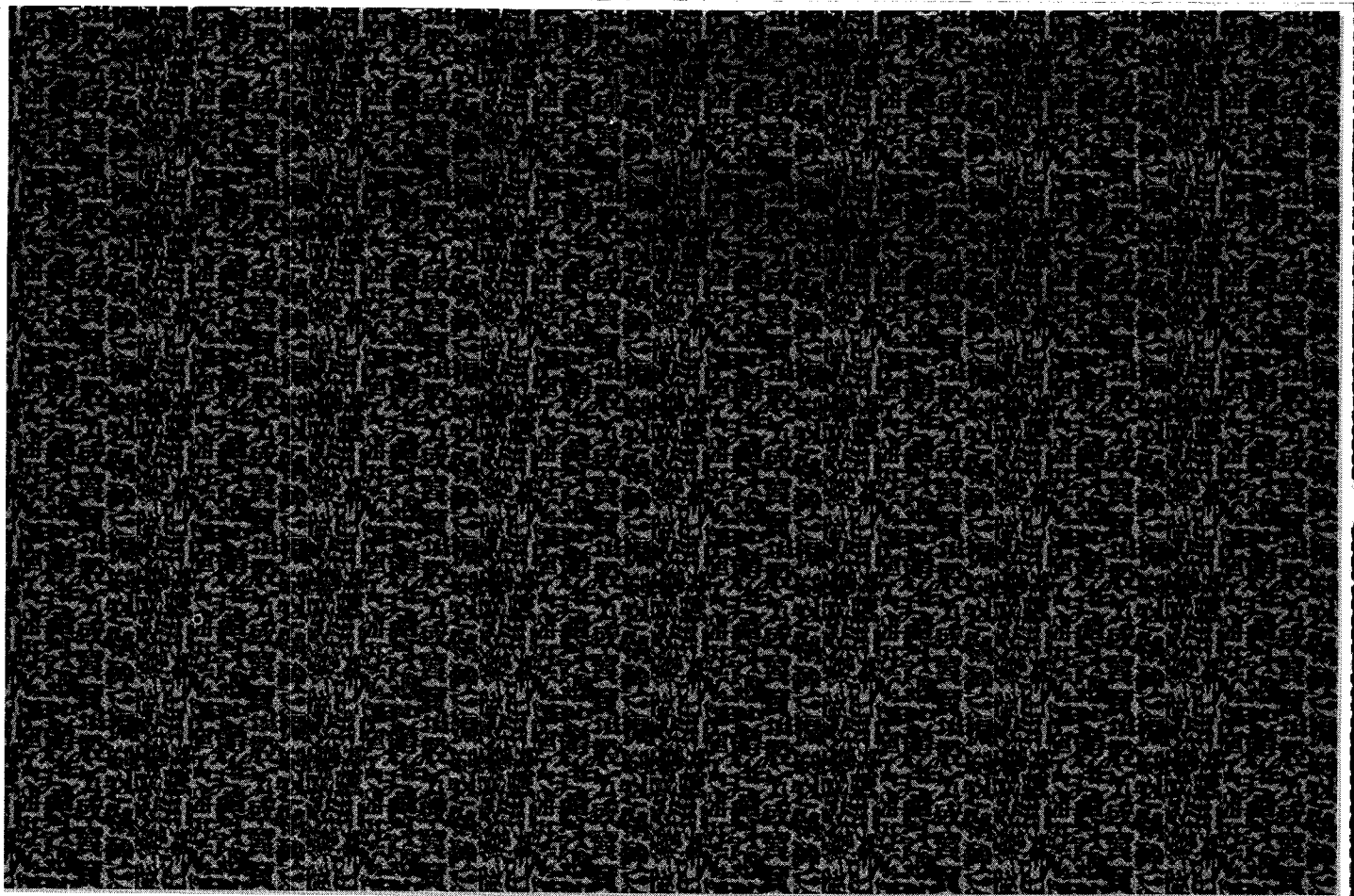
ASMT: 315171010, APN: 315171010
ROBERT SIEVERS
21651 BAILLY ST
PERRIS, CA 92570

PUBLIC HEARING NOTICE
This may affect your property

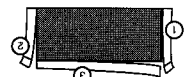
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



LYJ4EAB 92570
8C: 925021147
1608-05781-20-17
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
918 DE 1200
0001/20/14
NIXIE



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, AND A CONDITIONAL USE PERMIT IN THE FIRST SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 28, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Raminu, Inc., for **General Plan Amendment No. 936**, which proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use from Low Density Residential (RC:LDR) (½ Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio); **Change of Zone No. 7734**, which proposes to change the zoning from Rural Residential – ½ Acre Minimum (R-R 1/2) , to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3642**, which proposes to allow improvements (façade enhancements, paving of the parking areas, including 46 parking spaces and a loading dock, 9,263 sq. ft of landscaping of on-site landscaping, and street improvements) to an existing neighborhood retail center consisting of 5,310 sq. ft. market with the sale of alcoholic beverage for off-premises consumption, and a 1,785 sq. ft. retail building with propane gas sales ("the project"). The project is located northwest corner of Carroll Street and Markham Street in the area of Mead Valley in the First Supervisorial District.

The Planning Commission approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT H.P. KANG, PROJECT PLANNER, AT (951) 955-1888 or EMAIL at hpkang@rctlma.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 15, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 01/28/14

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2014 JAN 24 PM 12:03

ASMT: 315202023, APN: 315202023
ADELE DINGLE, ETAL
18221 SEATON AVE
PERRIS CA 92570

NIXIE

918 DE 1256

0001/20/14

RETURN TO SENDER

VACANT

UNABLE TO FORWARD

EC: 92562114747

1608-03380-20-17

PUBLIC HEARING NOTICE

This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, AND A CONDITIONAL USE PERMIT IN THE FIRST SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 28, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Raminu, Inc., for **General Plan Amendment No. 936**, which proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use from Low Density Residential (RC:LDR) (½ Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio); **Change of Zone No. 7734**, which proposes to change the zoning from Rural Residential – ½ Acre Minimum (R-R 1/2) , to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3642**, which proposes to allow improvements (façade enhancements, paving of the parking areas, including 46 parking spaces and a loading dock, 9,263 sq. ft of landscaping of on-site landscaping, and street improvements) to an existing neighborhood retail center consisting of 5,310 sq. ft. market with the sale of alcoholic beverage for off-premises consumption, and a 1,785 sq. ft. retail building with propane gas sales ("the project"). The project is located northwest corner of Carroll Street and Markham Street in the area of Mead Valley in the First Supervisorial District.

The Planning Commission approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT H.P. KANG, PROJECT PLANNER, AT (951) 955-1888 or EMAIL at hpkang@rctlma.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 15, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 01/28/14

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2014 JAN 27 PM 1:17

92502 @1147
LVJ-LMB 92802

BC: 92502114747 *0618-06144-22-22

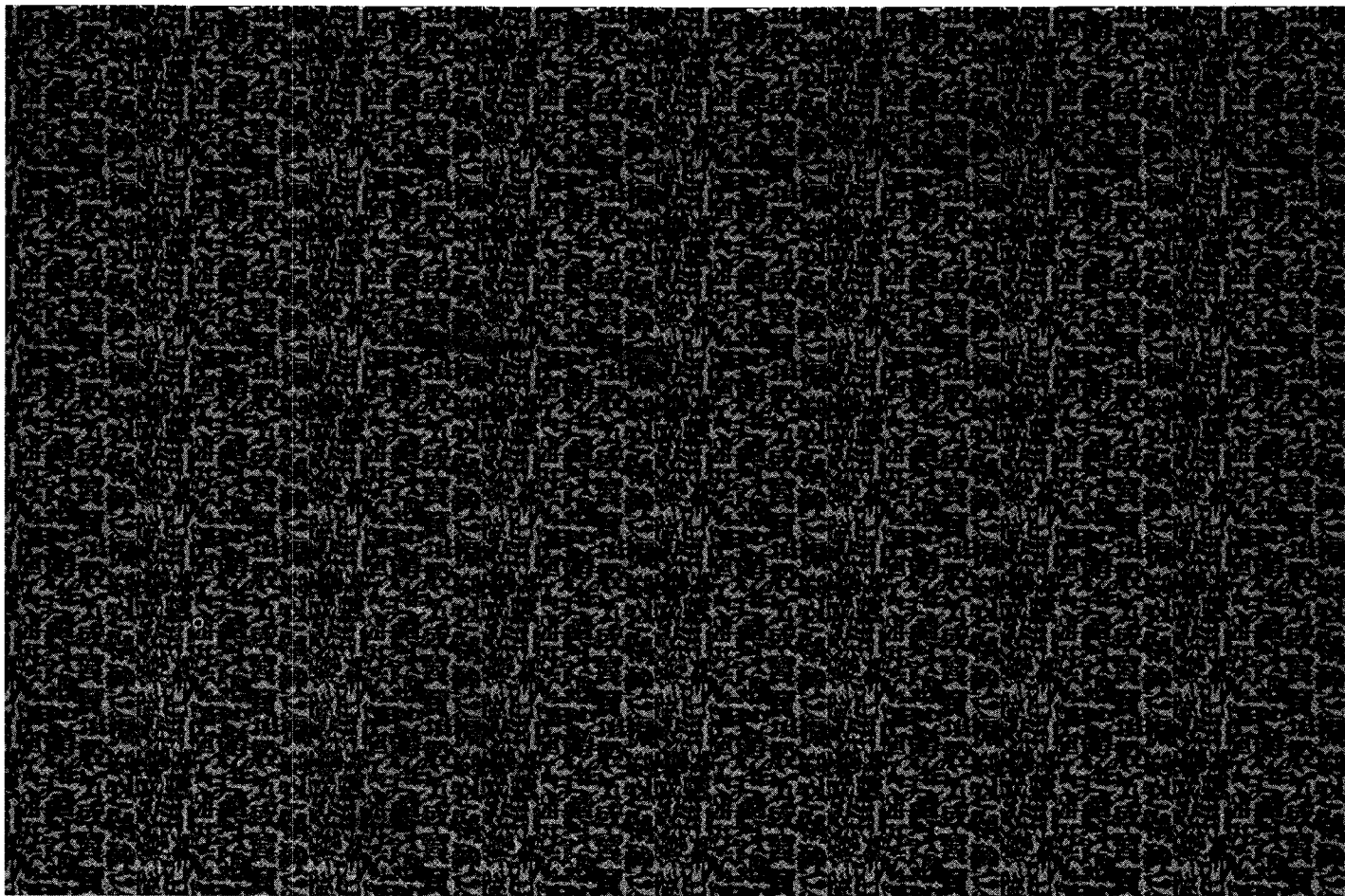
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ASMT: 315192006, APN: 315192006
TERESA MARQUEZ
2045 HASTER BLV M
ANAHEIM CA 92802

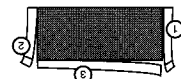
This may affect your property

PUBLIC HEARING NOTICE

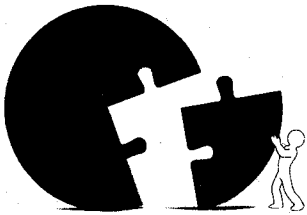
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: January 28, 2014

TO: Planning Commission

FROM: H. P. Kang, Project Planner

RE: Item No. 16-1 – General Plan Amendment No. 936, Change of Zone No 7734 and Conditional Use permit No. 3642

This memorandum is prepared to add information to or revise information contained in the previously prepared Staff Report:

1. Additional Findings:

- (a) The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

The proposed change does not conflict with the Riverside County Vision or any General Planning Principles. The proposed change will allow consistency with the existing land use as a market for over three decades. The foundation change was initiated by the Board of Supervisors on September 15, 2009. This will make the land use and the General Plan designation to be consistent.

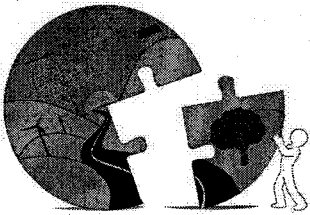
- (b) The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The proposed amendment will not be detriment to the purposes of the General Plan. This proposal is an existing facility for over 30 years and the Board of Supervisors initiated the General Plan Amendment in September of 2009. The market is used by the neighboring residents who do not have a close proximity grocery store for their convenience. This market provides the service of a market for those who cannot or are difficult to travel to large grocery stores.

- (c) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The proposed use has provided jobs for the past three decades to the employees of the market and will continue to provide jobs in the retail market. Although the number or employees may not be high but is steady and will provide continued income source for the employees.

1-28-2014
16-1



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Presentation

DATE: December 4, 2013

RE: Item No. 3.7 – GPA936/CZ7734/CUP3642

- *Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio)*
- *Rural Residential - 1/2 Acre Minimum (R-R-1/2) to General Commercial (C-1/C-P)*
- *improvements to an existing neighborhood retail center consisting of a 5,310 sq. ft. Market*
- *sale of alcoholic beverage for off-premises consumption,*
- *a 1,785 sq. ft. retail building with propane gas sales*
- *façade enhancements,*
- *paving of the parking areas, including 30 parking spaces and a loading dock,*
- *9,263 sq. ft. of landscaping of onsite landscaping, and street improvements*

Allowed within C-1/C-P zone

3 licenses exist 420.10 tract

No religious or schools within 1000ft

1. Typographical error:

FIND THAT THE PROJECT IS EXEMPT FROM CEQA pursuant to Categorical Exemption under Section 15301 Class 1 (d), Section 15303 Class 3 (c), and Section 15311 Class 11 (b), based on no new square footage is added, rehabilitation of deteriorated or damaged structure and installation of a small parking lot; and,

2. Additional Findings:

The Midway Jr. Market has been in operation since the early '70s and the property has been disturbed with vehicles parking on both front and rear of the property.

Approve the proposed project as recommended in the staff report.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: MARCELA MARRINER

Address: 21600 BALLET ST
(only if follow-up mail response requested)

City: PERNOS **Zip:** 92570

Phone #: 951 570 0828

Date: 01-28-2014 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

FOR BILLING INQUIRIES:
CALL (951) 368-9740
EMAIL: billinginquiry@pe.com

enterprisemedia



THE PRESS-ENTERPRISE PE.com



WEEKLY



HS

WAVES

LANDS

Page 1 of 1

10 DATE	11 REFERENCE NUMBER	12 DESCRIPTION - OTHER COMMENTS/CHARGES	13 PRODUCT/ZONE	15 SIZE	16 BILLED UNITS	17 TIMES RUN	18 RATE	19 GROSS AMOUNT	20 NET AMOUNT
01/17/2014	I01206816-01172014	PO# GPA 936 CZ 7734 CUP 3642, NOTI Order Placed by: Cecilia Gil	Press-Enterprise	2 x 101 LI	202	1	1.29	261.30	261.30

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2014 JAN 22 PM 3:12

*Planning
16-1 of 01/28/14
ZC 7734
1hr*

Legal Advertising Invoice

BALANCE
\$261.30

SALES CONTACT INFORMATION		25	ADVERTISER INFORMATION					
Maria Tinajero 951-368-9225	1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	01/17/2014 - 01/17/2014		100141323		100141323		BOARD OF SUPERVISORS	

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

2	ADVERTISER/CLIENT NAME							
BOARD OF SUPERVISORS								
1	BILLING PERIOD		6	BILLED ACCOUNT NUMBER		7	ADVERTISER/CLIENT NUMBER	
01/17/2014 - 01/17/2014			100141323			100141323		
23	BALANCE		24	INVOICE NUMBER		3	TERMS OF PAYMENT	
\$261.30			I01206816-01172014			DUE UPON RECEIPT		

enterprisemedia

Legal Advertising Invoice

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Enterprise Media
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / GPA 936 CZ 7734 CUP 3642

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/17/2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: January 17, 2014
At: Riverside, California

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0001206816-01

P.O. Number: GPA 936 CZ 7734 CUP 3642

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, AND A CONDITIONAL USE PERMIT IN THE FIRST SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 28, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Raminu, Inc., for **General Plan Amendment No. 936**, which proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio); **Change of Zone No. 7734**, which proposes to change the zoning from Rural Residential - 1/2 Acre Minimum (R-R 1/2) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3642**, which proposes to allow improvements (facade enhancements, paving of the parking areas, including 46 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of on-site landscaping, and street improvements) to an existing neighborhood retail center consisting of 5,310 sq. ft. market with the sale of alcoholic beverage for off-premises consumption, and a 1,785 sq. ft. retail building with propane gas sales ("the project"). The project is located northwest corner of Carroll Street and Markham Street in the area of Mead Valley in the First Supervisorial District.

The Planning Commission approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT H.P. KANG, PROJECT PLANNER, AT (951) 955-1888 or EMAIL at hpkang@rcfma.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 15, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

1/17