

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 23.3  
(ID # 26832)

MEETING DATE:

Tuesday, February 25, 2025

FROM : TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2400054 (CZ2400054), Ordinance No. 348.5028 and CONDITIONAL USE PERMIT NO. 210136 (CUP210136) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15061(b)(3)(Common Sense/General Rule) – Applicant: Dhaliwal, Kirpal – Palo Verde Valley Area Plan: Community Development: Commercial Retail (CD:CR) - Zoning: Scenic Highway Commercial (C-P-S) – Location: north of Interstate-10 and Black Rock Road, and west of Mesa Drive – 13.75 Acres – Fourth Supervisorial District – Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section Sections 18.48, 5.1.D.8, 5.1.D.20, 9.1.D.15, 9.1.D.16, 9.50.B.8, 9.50.B.22, 9.62.B.4, 9.62.B.5, 9.86.C.11, and 21.3c to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station - APN: 818-260-004. District 4. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **FIND** that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) based on the findings and conclusions in the staff report;

Continued on page 2

**ACTION:**Policy

  
John Hildebrand, Planning Director 2/14/2025

---

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that the above Ordinance is approved as introduced with a waiver of the reading.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: February 25, 2025  
xc: TLMA-Planning, COB

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Supervisors:

2. **CONDUCT a public hearing and INTRODUCE, read title, waive further reading of, and adopt on successive weeks ORDINANCE NO. 348.5028, in conjunction with CHANGE OF ZONE NO. 2400054,** amending Ordinance No. 348 (County Zoning Ordinance) related to Sections 18.48, 5.1.D.8, 5.1.D.20, 9.1.D.15, 9.1.D.16, 9.50.B.8, 9.50.B.22, 9.62.B.4, 9.62.B.5, 9.86.C.11, and 21.3c to allow all alcoholic beverages (not just beer and wine) to be sold concurrent with motor vehicle fuel sales in the unincorporated area of Riverside County, which is attached hereto and incorporated herein by reference; and,
3. **APPROVE CONDITIONAL USE PERMIT NO. 210136,** subject to adoption of Ordinance No. 348.5028 at a subsequent Board of Supervisors meeting and the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

CUP210136 was submitted to the County of Riverside on November 15, 2021. Change of Zone No. 2400054 was submitted to the County of Riverside on October 25, 2024.

The Project Site is an existing gas station and convenience store previously permitted through Conditional Use Permit No. 3223 approved in 1995 with a current Type 20 ABC License that allows Off Sale of Beer and Wine. The request is to change the alcohol license from Type 20 to Type 21, allowing the convenience store to sell distilled spirits in addition to the beer and wine it already supplies. Hours of operation are 24 hours a day, 7 days a week. Between 6 am and 10 pm each day, there are two employees on the clock. Between 10 pm and 6 am, there is one employee on the clock.

Ordinance No. 348, Section 18.48, subsection C.5.a currently states that only beer and wine may be sold with the concurrent sale of motor vehicle fuels only in the R-R, C-1/C-P, C-P-S, C-R, and MU zones. This amendment to Ordinance No. 348 would remove the restriction and allow all alcoholic beverages (not just beer and wine) to be sold concurrently with motor vehicle



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

sales in the above-listed zones. This ordinance amendment only affects the zones which currently allow beer and wine sales concurrent with motor vehicle sales and would not expand the list of allowed zones.

Through research on other nearby Counties' allowances for ABC Type 20 or 21 licenses with motor vehicle fuel sales, there is no apparent common practice on such limitation to a Type 20 license with motor vehicle fuel sales. Reviewing the Zoning or Development Codes for San Bernardino, Orange, San Diego, and Imperial Counties, they have no apparent limitations on alcohol sales associated with gas stations. However, Los Angeles County does restrict the sale of distilled spirits with gas stations.

Additionally, the current limitation to beer and wine sales only does not prohibit the potential for drinking and driving since alcoholic beverages of some degree are currently allowed. Furthermore, in the circumstances of Riverside County and its areas that are somewhat rural or isolated where retail establishments may be limited, such allowance of sale of all types of alcoholic beverages at convenience stores associated with gas stations would allow for the provision of services and goods to the community that might otherwise not be met.

Currently, there are two (2) licenses for sale for off-site consumption issued in Census Tract 0469 where the Project site is located and one is typically allowed in the Census Tract based on latest population. There is currently a Type 20 license issued for the existing facility that would convert to a Type 21 license following an approval of the Conditional Use Permit. Therefore, the Project would not result in any greater number of licenses within the subject Census Tract, 0469, even if it is currently overconcentrated. As confirmed with the Department of Alcoholic Beverage Control (ABC), a Determination of Public Convenience and Necessity is not required.

**Environmental Determination**

The project is exempt pursuant to Article 19, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The existing site has been utilized as a gas station and a convenience store including the sale of beer and wine. The Conditional Use Permit with the allowance of additional types of alcoholic beverages that may be sold would not present any notable alteration in the environmental impacts currently created by the site as such change in use would not result in additional traffic or related impacts. The Conditional Use Permit does not propose any physical changes to the site that would create any other environmental impact. The Change of Zone that would affect county-wide for unincorporate areas on the potential ability for sale of alcoholic beverages and not just beer and wine would similarly not have any notable alteration in environmental impacts since expansion of the types of alcoholic beverages inherently does not create an environmental impact. Additionally, the allowance through approval of a Conditional Use Permit for a wider type of alcoholic beverage sales would provide a means of further analysis for future implementing requests and whether individual circumstances may be present to have some

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

level of environmental impacts that would be analyzed for that individual project. The Project does not seek to expand any existing structures, nor does it propose any significant construction or grading to the project site. As such, the Project falls within the standards for Class I since the project scope proposes minor alterations and maintenance of an existing commercial use, with limited operational expansion of the use. Thus, the Project is in compliance with the guidelines of Article 19, Section 15301 Class 1, Existing Facilities.

Furthermore, this project is exempt pursuant to Article 19, Section 15061(b)(3) (Common Sense/General Rule). This section exempts Projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Project, consisting first of the Conditional Use Permit site that would not result in any direct site improvements or substantial operational changes and therefore would not have any possibility of having a significant effect on the environment. The second component of the Project, the Change of Zone, would similarly provide the ability for existing or newly proposed facilities with the ability to sell a wider range of types of alcoholic beverages. Such an ability to sell a wider range of types of alcoholic beverages on its own would not reasonably have the possibility of having a significant effect on the environment. Such allowance through the Change of Zone would still require individual applications for Conditional Use Permits and an opportunity to evaluate specific project circumstances and whether there may be unique circumstances that may deserve environmental analysis, although unlikely.

For the reasons described above, Article 19, Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense/General Rule) may be used to exempt the project from CEQA. Planning will file a Notice of Exemption with the County Clerk and the State Clearinghouse upon final adoption of the ordinance.

**Planning Commission Action**

On December 9, 2024, the Planning Commission recommended the Board of Supervisors approve the project on a 4-0 vote.

**Impact on Residents and Businesses**

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.



SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

**ATTACHMENTS:**

- A. Planning Commission Report of Actions
- B. Planning Commission Memo
- C. Planning Commission Staff Report Package
- D. Conditional Use Permit Exhibits
- E. Ordinance No. 348.5028



Jason Farin, Principal Policy Analyst

2/20/2025



Aaron Gettis, Chief of Deputy County Counsel

2/14/2025



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – December 9, 2024 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1<sup>st</sup> District  
Mussa Khiar

2<sup>nd</sup> District  
Marissa Gruytch

3<sup>rd</sup> District  
Shellie Clack

4<sup>th</sup> District  
Bill Sanchez  
Chair

5<sup>th</sup> District  
Romelio Ruiz  
Vice- Chair

**CALL TO ORDER:** 9:00 a.m.

### OATH OF OFFICE

**ROLL CALL:** Members Present: Ruiz, Gruytch, Clack, Khiar  
Members Absent: Sanchez

### 1.0 CONSENT CALENDAR:

#### 1.1 ELECTION OF THE PLANNING COMMISSION CHAIRMAN

#### Planning Commission Action:

By a vote of 4-0, the Planning Commission took the following action:

**APPROVED** Election of the Planning Commission Chairman

#### 1.2 ELECTION OF THE PLANNING COMMISSION VICE-CHAIRMAN

#### Planning Commission Action:

By a vote of 4-0, the Planning Commission took the following action:

**APPROVED** Election of the Planning Commission Vice-Chairman

### 2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

### 3.0 PUBLIC HEARINGS – NEW ITEMS:

#### **GENERAL PLAN AMENDMENT NO. 220004, CHANGE OF ZONE NO. 2200013 and PLOT PLAN NO. 220022 – Intend to Certify an Environmental Impact Report -**

Applicant: Majestic Realty Co. – Engineer/Representative: T&B Planning, Inc. – Fourth Supervisorial District – Thousand Palms District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI), Community development: Medium Density Residential (CD:MDR) – Location: East of Rio del Sol Road, north of 30<sup>th</sup> Avenue, west of Robert Road and south of Vista Chino – 82.99 Acres – Zoning: Manufacturing – Service Commercial (M-SC) and Residential Agricultural (R-A) – **REQUEST:** The General Plan Amendment is a proposal to change the land use designation of the eastern parcel of the project site (APN 648-150-034) from Medium Density Residential (MDR) to Light Industrial (LI). The western parcel of the project site (APN 648-150-035) would remain as Light Industrial (LI). The Change of Zone is a proposal to change the zoning classification on the eastern parcel of the project site (APN 648-150-034) from Residential Agricultural (R-A) to Manufacturing – Service Commercial (M-SC). The western parcel of the project site (APN 648-150-035) would

#### Planning Commission Action:

Public Hearing: Closed

By Vote 4-0

The Planning Commission took the following action: Adopted Planning Commission Resolution No. 2024-02; and;

**RECOMMEND** That the Board of Supervisors take the following actions:

**ADOPT** a resolution certifying the environmental impact report (EIR) and,

**TENTATIVELY APPROVE** General Plan Amendment No. 220004; and,

**TENTATIVELY APPROVE** Change of Zone No. 2200013; and,

**APPROVE** Plot Plan No. 220022

Subject to Conditions of Approval and Advisory Notification Document.



## PLANNING COMMISSION – REPORT OF ACTIONS – December 9, 2024

remain as Manufacturing – Service Commercial (M-SC). The Plot Plan is a proposal for the construction and operation of a total of 1,238,992 sq ft warehouse/distribution/manufacturing development on 82.99-acres. – APNs: 648-150-034, 648-150-035. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

**CHANGE OF ZONE NO. 2400054 (CZ2400054) and CONDITIONAL USE PERMIT NO. 210136 (CUP210136) – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15061(b)(3)(Common Sense/General Rule) – Applicant: Dhaliwal, Kirpal – Palo Verde Valley Area Plan: Community Development: Commercial Retail (CD:CR) - Zoning: Scenic Highway Commercial (C-P-S) – Location: north of Interstate-10 and Black Rock Road, and west of Mesa Drive – 13.75 Acres – Fourth Supervisorial District – Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section 18.48.C to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station - APN: 818-260-004. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

### **Planning Commission Action:**

Public Hearing: Closed

By vote 4-0

The Planning Commission took the following action:

**RECOMMEND** That the Board of Supervisors take the following actions:

**FIND** The project is exempt from the California Environmental Quality Act (CEQA); and,

**TENTATIVELY APPROVE** Change of Zone No. 2400054

**APPROVE** Conditional Use Permit No. 210136 Subject to the Conditions of Approval and Advisory Notification Document.

### **4.0 GENERAL PLAN INITIATION PROCEEDINGS:** NONE

### **5.0 WORKSHOPS:** NONE

### **6.0 PUBLIC COMMENTS:** Public comments received.

### **7.0 DIRECTOR'S REPORT:**

### **8.0 COMMISSIONER'S COMMENTS:** ADJOURNMENT: 10:59 a.m.



*John Hildebrand*  
*Planning Director*

# **RIVERSIDE COUNTY**

---

# **PLANNING DEPARTMENT**

## **Memorandum**

**DATE:** December 9, 2024

**TO:** Planning Commission

**FROM:** Russell Brady, Project Planner

**RE:** Item 3.2 – Ordinance Text

Attached is the draft ordinance with the included proposed edits to Ordinance No. 348 Section 18.48 as well as related changes to specific zones for the permitted uses listed in the zones to make those sections consistent with the proposed edits to Section 18.48.



AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING  
ORDINANCE NO. 348 RELATED TO ZONING

Section 1. Subsection C of Section 18.48 of Ordinance No. 348 is amended to read as follows:

1. A conditional use permit shall be required for the concurrent sale of motor vehicle fuels and ~~beer and wine~~Alcoholic Beverages for off-premises consumption.
2. A conditional use permit shall be required for the sale of ~~a~~Alcoholic ~~B~~Beverages for off-premises consumption in all zoning classifications, excluding C/V, where such zoning would permit the sale with plot plan approval or conditional use permit approval, however, that the provisions of Subsection B.1. shall not apply to a retail commercial establishment which (1) contains at least 20,000 square feet of interior floor space and is primarily engaged in the sale of groceries and (2) does not sell motor vehicle fuels.
3. Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground.
4. Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities.
5. The following additional development standards shall apply to the concurrent sale of motor vehicle fuels and ~~beer and wine~~Alcoholic Beverages for off-premises consumption:

1 ~~a. Only beer and wine may be sold.~~

2 ~~ab.~~ The owner of each location and the management at each location shall  
3 educate the public regarding driving under the influence of intoxicating  
4 beverages, minimum age for purchase and consumption of ~~A~~alcoholic  
5 ~~B~~beverages, driving with open containers and the penalty associated with  
6 violation of these laws. In addition, the owner and management shall provide  
7 health warnings about the consumption of ~~A~~alcoholic ~~B~~beverages. This  
8 educational requirement may be met by posting prominent signs, decals or  
9 brochures at points of purchase. In addition, the owner and management shall  
10 provide adequate training for all employees at the location as to these matters.

11 ~~be.~~ No displays of beer, wine or other ~~A~~alcoholic ~~B~~beverages shall be located  
12 within five feet of any building entrance or checkout counter.

13 ~~cd.~~ Cold ~~Alcoholic Beverages~~~~beer or wine~~ shall be sold from, or displayed in,  
14 the main, permanently affixed electrical coolers only.

15 ~~de.~~ No beer, wine or other ~~A~~alcoholic ~~B~~beverages advertising shall be located on  
16 gasoline islands; and no lighted advertising for beer, wine, or other alcoholic  
17 beverages shall be located on the exterior of buildings or within window  
18 areas.

19 ~~ef.~~ Employees selling ~~Alcoholic Beverages~~~~beer and wine~~ between the hours of  
20 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

21 ~~fg.~~ No sale of ~~A~~alcoholic ~~B~~beverages shall be made from a drive-in window.”

22 Section 2. Section 5.1.D.8 of Article V R-R Zone (Rural Residential) of Ordinance No. 348 is  
23 amended to read as follows:

24 “8. Automobile service stations and repair garages with or without the concurrent sale  
25 of ~~Alcoholic Beverages~~~~beer and wine~~ for off-premises consumption.”

26 Section 3. Section 5.1.D.20 of Article V R-R Zone (Rural Residential) of Ordinance No. 348 is  
27 amended to read as follows:

28 “20. Liquid petroleum service stations, with or without the concurrent sale of ~~Alcoholic~~



Beverages~~beer and wine~~ for off-premises consumption, provided that if storage tanks are above ground, the total capacity of all tanks shall not exceed 10,000 gallons. Storage tanks shall be painted a neutral color and shall not have any advertising painted or placed on their surface.”

Section 4. Section 9.1.D.15 of Article IX C-1 Zone/C-P Zone (General Commercial) of Ordinance No. 348 is amended to read as follows:

“15. Gasoline service stations with the concurrent sale of Alcoholic Beverages~~beer and wine~~ for off-premises consumption.”

Section 5. Section 9.1.D.16 of Article IX C-1 Zone/C-P Zone (General Commercial) of Ordinance No. 348 is amended to read as follows:

“16. Liquid petroleum service stations with the concurrent sale of Alcoholic Beverages~~beer and wine~~ for off-premises consumption, provided the total capacity of all tanks shall not exceed 10,000 gallons.”

Section 6. Section 9.50.B.8. of Article IXb C-P-S Zone (Scenic Highway Commercial) of Ordinance No. 348 is amended to read as follows:

“8. Liquid petroleum service stations, with or without the concurrent sale of Alcoholic Beverages~~beer and wine~~, provided the total capacity of all tanks shall not exceed 10,000 gallons.”

Section 7. Section 9.50.B.22 of Article IXb C-P-S Zone (Scenic Highway Commercial) of Ordinance No. 348 is amended to read as follows:

“22. Gasoline service stations, with the concurrent sale of Alcoholic Beverages~~beer and wine~~ for off-premises consumption.”

Section 8. Section 9.62.B.4 of Article IXc C-R Zone (Rural Commercial) of Ordinance No. 348 is amended to read as follows:

“4. Liquid petroleum service stations, with or without concurrent sale of Alcoholic Beverages~~beer and wine~~, provided the total capacity of all tanks shall not exceed 10,000 gallons.”

Section 9. Section 9.62.B.5 of Article IXc C-R Zone (Rural Commercial) of Ordinance No. 348

1 is amended to read as follows:

2 “5. Automobile service stations, with the concurrent sale of Alcoholic Beverages~~beer~~  
3 ~~and wine~~ for off-premises consumption.”

4 Section 10. Section 9.86.C.11 of Article IXf MU Zone (Mixed Use) of Ordinance No. 348 is  
5 amended to read as follows:

6 “11. Motor vehicle fuel service stations, with or without the concurrent sale of Alcoholic  
7 Beverages~~beer and wine~~ for off-premises consumption.”

8 Section 11. Subsection 21.3c of Article XIX Definitions is added to Ordinance No. 348 to read  
9 as follows:

10 “Section 21.3c. ALCOHOLIC BEVERAGE.

11 Alcohol, spirits, liquor, wine, beer, and every liquid or solid  
12 containing alcohol, spirits, wine, or beer, and which contains one-half  
13 of 1 percent or more of alcohol by volume and which is fit for  
14 beverage purposes either alone or when diluted, mixed, or combined  
15 with other substances. ‘Alcoholic beverage’ does not include  
16 “powdered alcohol,” as defined in Section 23003.1 of California  
17 Business & Professions Code.”

18 Section 12. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its  
19 adoption.

20  
21 BOARD OF SUPERVISORS OF THE COUNTY  
22 OF RIVERSIDE, STATE OF CALIFORNIA

23 By: \_\_\_\_\_  
24 Chair, Board of Supervisors

25 ATTEST:  
26 CLERK OF THE BOARD:

27 By: \_\_\_\_\_  
28 Deputy

1 (SEAL)

2  
3  
4 APPROVED AS TO FORM  
5 December \_\_\_\_\_, 2024

6 By: \_\_\_\_\_  
7 AARON C. GETTIS  
8 Chief Deputy County Counsel  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

3.2

(ID # 26501)

**MEETING DATE:**

**Monday, December 09, 2024**

**SUBJECT:** CHANGE OF ZONE NO. 2400054 (CZ2400054) and CONDITIONAL USE PERMIT NO. 210136 (CUP210136) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15061(b)(3)(Common Sense/General Rule) – Applicant: Dhaliwal, Kirpal – Palo Verde Valley Area Plan: Community Development: Commercial Retail (CD:CR) - Zoning: Scenic Highway Commercial (C-P-S) – Location: north of Interstate-10 and Black Rock Road, and west of Mesa Drive – 13.75 Acres – Fourth Supervisorial District – Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section 18.48.C to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station - APN: 818-260-004. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

**PROPOSED PROJECT**

Case Number(s): CUP210136, CZ2400054

Environmental Type: Exemption

Area Plan No. Palo Verde Valley

Zoning Area/District: Chuckawalla Area

Supervisorial District: Fourth District

Project Planner: Russell Brady

Project APN(s): 818-260-004

Continued From:

  
John Hildebrand, Planning Director 12/4/2024

**PROJECT DESCRIPTION AND LOCATION**

**CHANGE OF ZONE NO. 2400054** is a proposal for a text change to Ordinance No. 348 Section 18.48.C to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Below are the specific proposed edits to the section with text deleted shown in strikeout and text added as underlined and bold.



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

**SECTION 18.48. ALCOHOLIC BEVERAGE SALES.**

**A. INTENT.**

The Board of Supervisors has enacted the following provisions to provide minimum development standards for alcoholic beverage sales in the unincorporated areas of Riverside County. These standards are designed to provide for the appropriate development of alcoholic beverage sales and to protect the health, safety and welfare of County residents by furthering awareness of laws relative to drinking.

**B. PERMITTED ZONING.**

1. The sale of alcoholic beverages for off-premises consumption shall only be allowed in the following zones provided a conditional use permit has been approved pursuant to Section 18.28. of this ordinance: R-R, C-1/C-P, C-P-S, C-R and MU.
2. The sale of alcoholic beverages for off-premises consumption shall only be allowed in the following zone provided a plot plan has been approved pursuant to Section 18.30. of this ordinance: A-1, C/V, WC-W, WC-WE, WC-R and WC-E.

**C. DEVELOPMENT STANDARDS.**

1. A conditional use permit shall be required for the concurrent sale of motor vehicle fuels and ~~beer and wine~~ **alcoholic beverages** for off-premises consumption.
2. A conditional use permit shall be required for the sale of alcoholic beverages for off-premises consumption in all zoning classifications, excluding C/V, where such zoning would permit the sale with plot plan approval or conditional use permit approval, however, that the provisions of Subsection B.1. shall not apply to a retail commercial establishment which (1) contains at least 20,000 square feet of interior floor space and is primarily engaged in the sale of groceries and (2) does not sell motor vehicle fuels.
3. Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground.
4. Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities.
5. The following additional development standards shall apply to the concurrent sale of motor vehicle fuels and ~~beer and wine~~ **alcoholic beverages** for off-premises consumption:
  - a. ~~Only beer and wine may be sold.~~

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

ab. The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

be. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.

cd. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

de. No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

ef. Employees selling ~~beer and wine~~ **alcoholic beverages** between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

fg. No sale of alcoholic beverages shall be made from a drive-in window.

**D. ADDITIONAL DEVELOPMENT REQUIREMENTS.**

Additional development standards may be required as conditions of approval.

These revisions to the zoning ordinance would not automatically apply to any existing approved Conditional Use Permits that may be approved only for beer and wine sales. As such, any proposal to expand any existing Conditional Use Permit from beer and wine to cover alcoholic beverages too would require either a Revised or ne Conditional Use Permit. Each would be evaluated on their own circumstances and merits.

**CONDITIONAL USE PERMIT NO. 210136** is a proposal to allow for the sale of alcoholic beverages associated with a single existing convenience store and gas station located on 13.5 acres on APN 818-260-004.

The above is hereinafter referred to in this staff report as the "Project."

The Project is located within the Palo Verde Valley Area Plan. The Project site is located north of Interstate-10 and Black Rock Road, and west of Mesa Drive.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) based on the findings and conclusions in the staff report; and

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2400054**, to modify Ordinance No. 348 Section 18.48 to remove the limits to beer and wine sales only concurrent with motor vehicle fuel sales based upon the findings and conclusions provided in this staff report, and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and

**APPROVE CONDITIONAL USE PERMIT NO. 210136**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Conditional Use Permit Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Commercial Tourist (CT), Public Facilities (PF)
East:	Commercial Tourist (CT), Public Facilities (PF)
South:	Freeway, Medium High Density Residential (MHDR)
West:	Business Park (BP)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Tourist Commercial (C-T), Manufacturing Heavy (M-H)
East:	Tourist Commercial (C-T), Industrial Park (I-P)
South:	Freeway, Controlled Development Area With Mobile Homes (W-2-M), Commercial Tourist (C-T)
West:	Industrial Park (I-P)
Existing Use:	Commercial
Surrounding Uses	
North:	Commercial and Manufacturing
East:	Commercial and Industrial
South:	Freeway, Residential, and Commercial
West:	Industrial

**Conditional Use Permit Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	13.5	N/A
Existing Building Area (SQFT):	3,894	N/A

**Conditional Use Permit Located Within:**

Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

Airport Influence Area ("AIA"):	Yes – BLYTHE, ZONE D
Special Flood Hazard Zone:	No
Agricultural Preserve:	No

**CONDITIONAL USE PERMIT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

CUP210136 was submitted to the County of Riverside on November 15, 2021. Change of Zone No. 2400054 was submitted to the County of Riverside on October 25, 2024.

The Project Site is an existing gas station and convenience store previously permitted through Conditional Use Permit No. 3223 approved in 1995 with a current Type 20 ABC License that allows Off Sale of Beer and Wine. The request is to the change the alcohol license from Type 20 to Type 21, allowing the convenience store to sell distilled spirits in addition to the beer and

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

wine it already supplies. Hours of operation are 24 hours a day, 7 days a week. Between 6 am and 10 pm each day, there are two employees on the clock. Between 10 pm and 6 am, there is one employee on the clock.

**Project Analysis**

The Project site's General Plan Foundation Component is Community Development (CD), and the land use designation is Commercial Retail (CR). The Foundation Component and land use designation allows for the development of commercial retail and service uses within a community. The proposed Project is consistent with the Commercial Retail (CR) land use designation because the Project is to exclusively allow a commercial retail use, specifically the sale of beer, wine, and distilled spirits (ABC Type 21 license).

Ordinance No. 348, Section 18.48, subsection C.5.a currently states that only beer and wine may be sold with the concurrent sale of motor vehicle fuels. Through research on other nearby Counties' allowances for ABC Type 20 or 21 licenses with motor vehicle fuel sales, there is no apparent common practice on such limitation to a Type 20 license with motor vehicle fuel sales. Reviewing the Zoning or Development Codes for San Bernardino, Orange, San Diego, and Imperial Counties, they have no apparent limitations on alcohol sales associated with gas stations. However, Los Angeles County does restrict the sale of distilled spirits with gas stations.

Additionally, the current limitation to beer and wine sales only does not prohibit the potential for drinking and driving since alcoholic beverages of some degree are currently allowed. Furthermore, in the circumstances of Riverside County and its areas that are somewhat rural or isolated where retail establishments may be limited, such allowance of sale of all types of alcoholic beverages at convenience stores associated with gas stations would allow for the provision of services and goods to the community that might otherwise not be met.

***Alcohol Sales and License Concentration***

Currently, there are two (2) licenses for sale for off-site consumption issued in Census Tract 0469 where the Project site is located and one is typically allowed in the Census Tract based on latest population. There is currently a Type 20 license issued for the existing facility that would convert to a Type 21 license following an approval of the Conditional Use Permit. Therefore, the Project would not result in any greater number of licenses within the subject Census Tract, 0469, even if it is currently overconcentrated. As confirmed with Department of Alcoholic Beverage Control (ABC), a Determination of Public Convenience and Necessity is not required.

<b>ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS</b>
--

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

The project is exempt pursuant to Article 19, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The existing site has been utilized as a gas station and a convenience store including the sale of beer and wine. The Conditional Use Permit with the allowance of additional types of alcoholic beverages that may be sold would not present any notable alteration in the environmental impacts currently created by the site as such change in use would not result in additional traffic or related impacts. The Conditional Use Permit does not propose any physical changes to the site that would create any other environmental impacts. The Change of Zone that would affect county-wide for unincorporate areas on the potential ability for sale of alcoholic beverages and not just beer and wine would similarly not have any notable alteration in environmental impacts since expansion of the types of alcoholic beverages inherently does not create an environmental impact. Additionally, the allowance through approval of a Conditional Use Permit for a wider type of alcoholic beverage sales would provide a means of further analysis for future implementing requests and whether individual circumstances may be present to have some level of environmental impacts that would be analyzed for that individual project. The Project does not seek to expand any existing structures, nor does it propose any significant construction or grading to the project site. As such, the Project falls within the standards for Class I since the project scope proposes minor alterations and maintenance of an existing commercial use, with limited operational expansion of the use. Thus, the Project is in compliance with the guidelines of Article 19, Section 15301 Class 1, Existing Facilities.

Furthermore, this project is exempt pursuant to Article 19, Section 15061(b)(3) (Common Sense/General Rule). This section exempts Projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Project, consisting first of the Conditional Use Permit site that would not result in any direct site improvements or substantial operational changes and therefore would not have any possibility of having a significant effect on the environment. The second component of the Project, the Change of Zone, would similarly provide the ability for existing or newly proposed facilities with the ability to sell a wider range of types of alcoholic beverages. Such ability to sell a wider range of types of alcoholic beverages on its own would not reasonably have the possibility of having a significant effect on the environment. Such allowance through the Change of Zone would still require individual applications for Conditional Use Permits and an opportunity to evaluate specific project circumstances and whether there may be unique circumstances that may deserve environmental analysis, although unlikely.

For the reasons described above, Article 19, Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense/General Rule) may be used to exempt the project from CEQA.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

**FINDINGS AND CONCLUSIONS**

**In order for the County to approve the proposed Project, the following findings are required to be made:**

**Land Use Findings:**

1. The project site currently has a General Plan Land Use Designation of Community Development: Commercial Retail (CD:CR). The land use proposed by the Conditional Use Permit is consistent with the Commercial Retail (CD:CR) land use designation and other aspects of the General Plan since the proposed use is related to a commercial and service use that is generally allowed by the CD:CR land use designation.
2. The project site currently has a Zoning Classification of Scenic Highway Commercial (C-P-S), which is consistent with the Riverside County General Plan since the Scenic Highway Commercial (C-P-S) zone generally allows for retail, service, and office type uses that are described as anticipated uses within the Commercial Retail land use designation in the General Plan.
3. The proposed use, a Conditional Use Permit for the sale of alcoholic beverages, is consistent with the proposed Ordinance No. 348 (Land Use) through the associated modifications proposed by the Change of Zone and would be permitted within the Scenic Highway Commercial (C-P-S) Zoning Classification, subject to Conditional Use Permit approval pursuant to Section 19.101 of Ordinance No. 348. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in a separate section below.

**Entitlement Findings:**

**Change of Zone**

1. The proposed change of zone to modify the scope of alcoholic beverages allowed to be sold associated with motor vehicle fuel sales subject to Conditional Use Permit approval, is consistent with the General Plan as such allowances would continue to be limited to zones that are for commercial uses.

**Conditional Use Permit**

The following findings are required to approve the Conditional Use Permit, pursuant to the provisions of Section 18.28.D of Ordinance No. 348:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. As identified in the Land Use findings, the project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR). The Commercial Retail land use designation allows retail uses, which the proposed Project is related to the sale of alcoholic beverages within a convenience store associated with a gas station already existing onsite.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, and since the Project is subject to and will be required to comply with the development standards of Ordinance No. 348, Section 18.48 for Alcoholic Beverage Sales that are intended to minimize potential impacts to public health, safety, and general welfare from such uses. If the project is found to not comply with these standards, the Conditional Use Permit may be revoked.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property as the Conditional Use Permit would maintain the existing commercial use of the convenience store, thus not creating any substantially new use that would be incompatible with the surrounding uses of primarily commercial. The project complies with the General Plan Designation Land Use Designation of Commercial Retail (CR) and zoning classification of Scenic Highway Commercial (C-P-S) of the site and therefore does not include any deviation from what is currently permitted on the site through the General Plan or Zoning Ordinance.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The County of Riverside Department of Transportation has not required improvement.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project consists of a convenience store and gas station that are inter-related on one parcel. The buildings contribute to one use, and due to the nature of the convenience store and gas pumps, there is no practical reason to divide the property individually.



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

**Development Standards Findings:**

1. The proposed project is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Scenic Highway Commercial (C-P-S) zone as detailed below:
  - a. There is no minimum lot area requirement.
  - b. There are no yard requirements for buildings which do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The maximum building height is 20 feet, so it would not exceed 35 feet to require additional setback.
  - c. No building or structure shall exceed fifty feet in height, unless a greater height is approved pursuant to Ordinance No. 348. As noted previously, the maximum building height proposed is 20 feet, which does not exceed fifty feet.
  - d. Automobile storage space shall be provided as required by Ordinance No. 348. The existing convenience store is approximately 3,894 square feet. Based on the total building area and a rate of 1 parking space per 200 square feet of building area, 20 parking spaces would be required at minimum. Based on the site plan provided, 25 parking spaces exist on the site to meet this requirement.
  - e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The existing convenience store building is designed with parapets that fully screen the roof mounted equipment to meet this requirement.

Section 18.48 as proposed to be modified by the Change of Zone provides the following development standards for the alcoholic beverage sales:

1. A conditional use permit shall be required for the concurrent sale of motor vehicle fuels and alcoholic beverages for off-premises consumption. A conditional use permit is being processed for the sale of alcoholic beverages for off-premises consumption in the Scenic Highway Commercial (CPS) zoning classification.
2. A conditional use permit shall be required for the sale of alcoholic beverages for off-premises consumption in all zoning classifications, excluding C/V, where such zoning would permit the sale with plot plan approval or conditional use permit approval, however, that the

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

provisions of Subsection B.1. shall not apply to a retail commercial establishment which (1) contains at least 20,000 square feet of interior floor space and is primarily engaged in the sale of groceries and (2) does not sell motor vehicle fuels. A conditional use permit is being processed for the sale of alcoholic beverages for off-premises consumption in the Scenic Highway Commercial (CPS) zoning classification.

3. Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground. A radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any playgrounds, parks, schools or nonprofit youth facilities within 600 feet of the site. There are no schools, public parks, nonprofit youth facilities, or playgrounds located within 600 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park, nonprofit youth facilities or playground.
4. Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities. A notice of public hearing has been given to all property owners within 1,000 feet of the subject facility.
5. The following additional development standards shall apply as conditions of approval with the Advisory Notification Document to the concurrent sale of motor vehicle fuels and alcoholic beverages for off-premises consumption:
  - a. The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
  - b. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
  - c. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

- d. No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- e. Employees selling alcoholic beverages between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- f. No sale of alcoholic beverages shall be made from a drive-in window.

**Other Findings:**

- 1. The CUP project site is located within the Blythe Municipal Airport Influence Area, specifically Zone D of the implementing Airport Land Use Compatibility Plan. The Airport Land Use Commission (ALUC) determined that given the scope of the CUP that ALUC review would not be required. The Change of Zone as a legislative action does require ALUC review pursuant to California Public Resources Code Section 27676. Such review by ALUC is pending as of the writing of this staff report, but is anticipated to be complete by the Planning Commission hearing and if not would be able to be accommodated prior to the Board of Supervisors consideration of the Change of Zone. Any requirements or other direction from the ALUC can be incorporated into the project and recommendation to the Board of Supervisors.
- 2. This Project is not located within either the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) or Coachella Valley MSHCP.
- 3. This Project is not located within a City Sphere of Influence.
- 4. Since the project is exempt from CEQA, AB 52 tribal consultation was not required.
- 5. The Project site is not located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).
- 6. The Project site is not located within any Zone as identified by Ordinance No. 655 (Mt. Palomar).

**Fire Findings:**

- 1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is not within a very high fire hazard severity zone. Fire protection and

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

suppression services will be available for the project through Riverside County Fire Department.

**Conclusion:**

1. For the reasons discussed above, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety, or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the date of this report, Planning Staff has not received any written communication/phone calls.

**ATTACHMENTS**

- A – GIS Exhibits
- B – Conditional Use Permit Exhibits
- C – Conditional Use Permit Conditions of Approval
- D – Notice of Exemption
- E – Notification Radius Map and Labels

RIVERSIDE COUNTY PLANNING DEPARTMENT

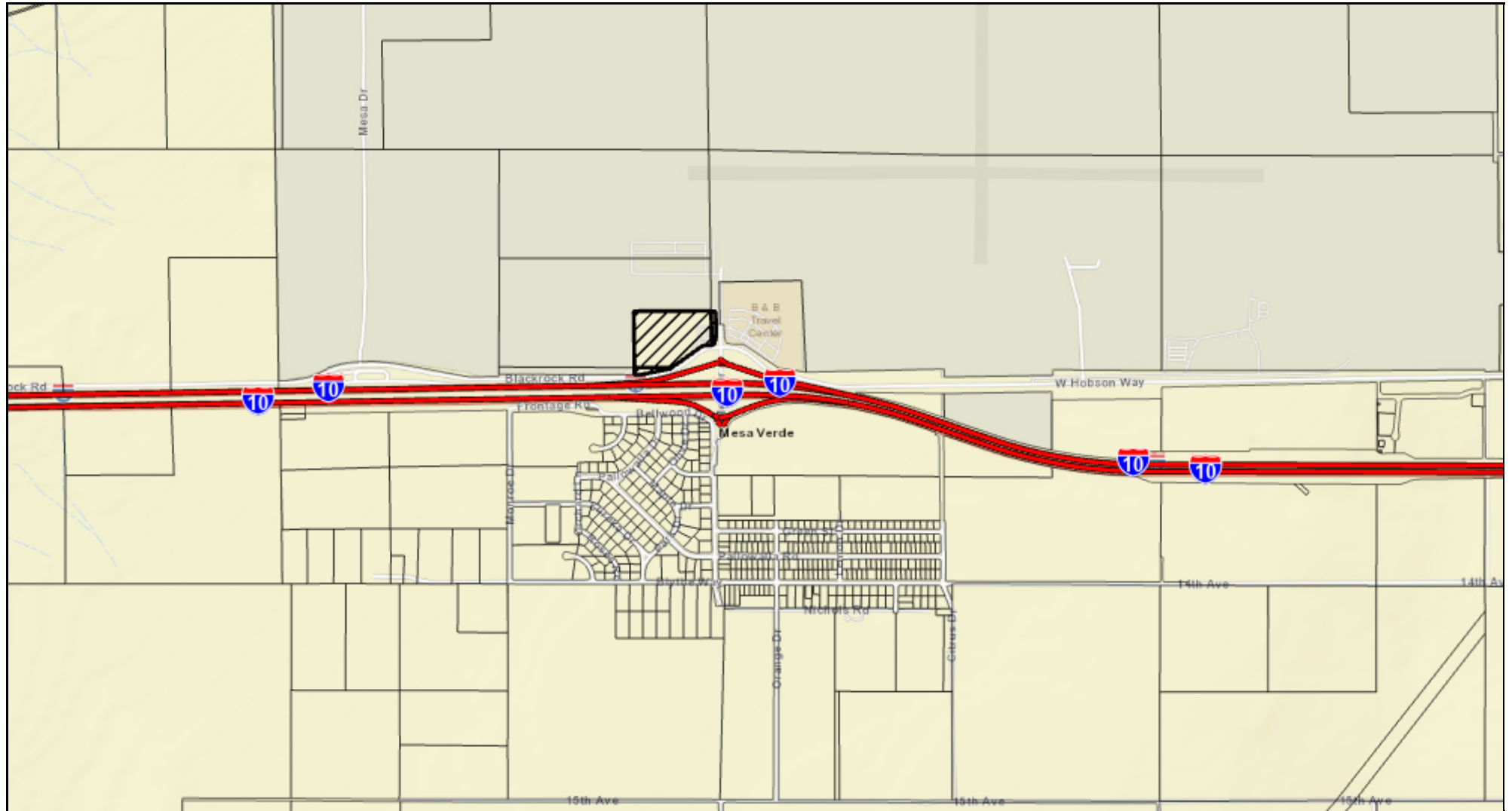
CUP210136, CZ2400054

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 11-21-2024



Zoning Area/District: CHUCKAWALLA

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>





RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP210136, CZ2400054

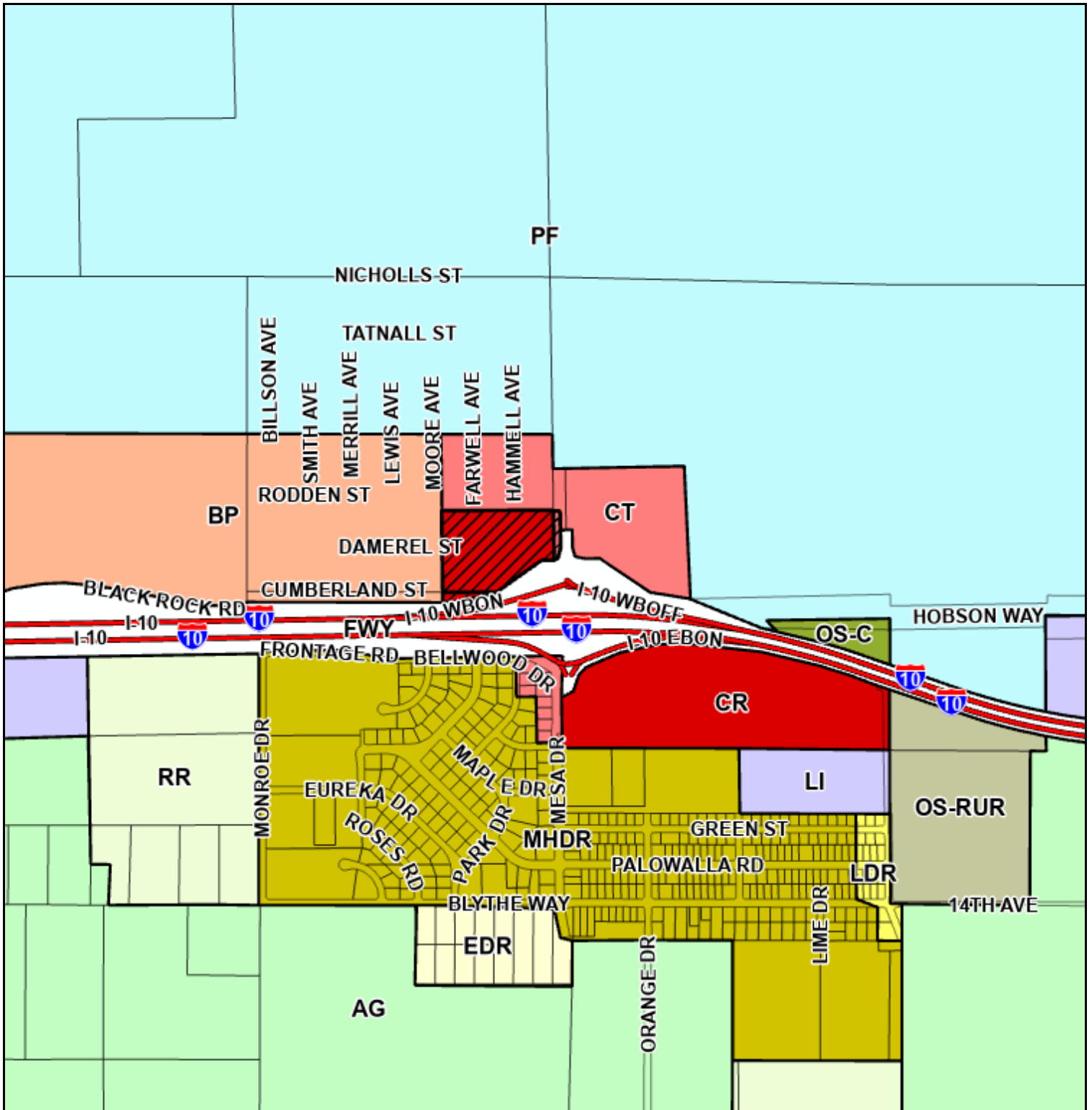
**EXISTING GENERAL PLAN**

Supervisor: V MANUEL PEREZ

District: 4

Date: 11-21-2024

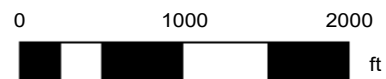
Exhibit: 5



Zoning Area/District: CHUCKAWALLA

Author:

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP210136, CZ2400054

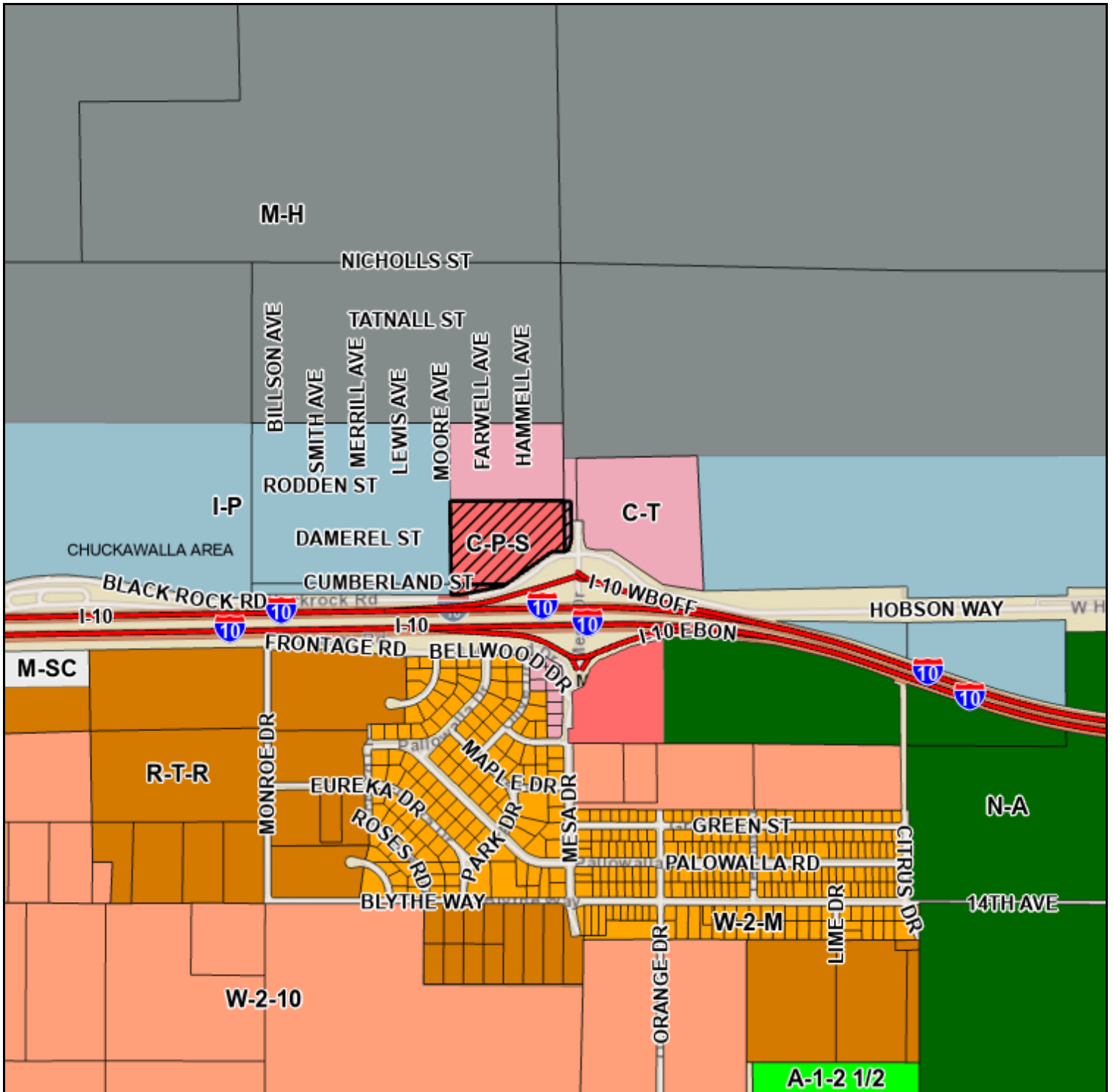
Supervisor: V MANUEL PEREZ

District: 4

**EXISTING ZONING**

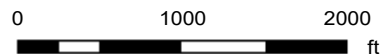
Date: 11-21-2024

Exhibit: 2



Zoning Area/District: CHUCKAWALLA

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP210136, CZ2400054

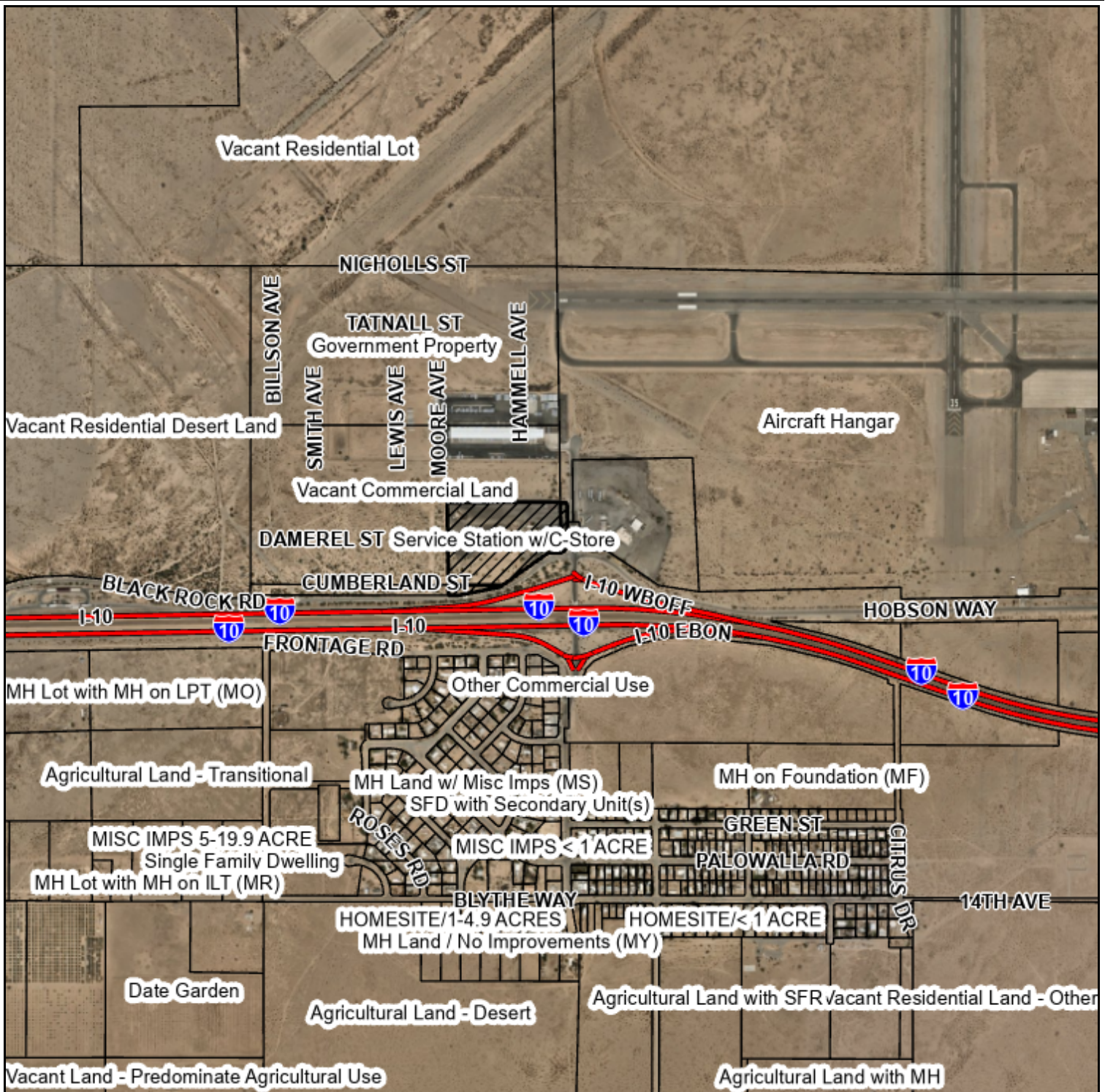
Supervisor: V MANUEL PEREZ

Date: 11-21-2024

District: 4

LAND USE

Exhibit: 1



Zoning District: CHUCKAWALLA

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



0 500 1000  
ft





**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Charissa Leach, P.E.  
Assistant CEO/TLMA Director



11/26/24, 4:15 pm

**CUP210136**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP210136. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1                    AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP210136) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2                    AND - Project Description & Operational Limits**

CONDITIONAL USE PERMIT NO. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station.

This CUP is limited to the allowance of alcohol sales on this site. The existing approved CUP03223 would still cover all other permitted uses and improvements allowed for by that permit.

**Advisory Notification. 3                    AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated 2/9/22.

Exhibit B (Floor Plans), dated 2/9/22.

**Advisory Notification. 4                    AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 4                    AND - Federal, State & Local Regulation Compliance (cont.)**

- School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 555 (Surface Mining and Reclamation)
  - Ord. No. 625 (Right to Farm)
  - Ord. No. 630 (Regulating Dogs and Cats)
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 679 (Directional Signs for Subdivisions)
  - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)

#### **Advisory Notification. 5                    AND - Hold Harmless**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP210136 or its associated environmental documentation; and,

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 5                    AND - Hold Harmless (cont.)**

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning CUP210136, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

### Planning

#### **Planning. 1    Gen - 90 DAYS TO PROTEST**

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

#### **Planning. 2    Gen - Alcoholic Beverages**

The following development standards shall apply to the sale of alcoholic beverages for off-premises consumption associated with the sale of motor vehicle fuel:



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 2

#### Gen - Alcoholic Beverages (cont.)

- a. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- b. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- c. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- d. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- e. Employees selling alcoholic beverages between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- f. No sale of alcoholic beverages shall be made from a drive-in window.

#### Planning. 3

#### Gen - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit,

- a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

#### Planning. 4

#### Gen - EXPIRATION DATE CUP USE

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years."

#### Planning. 5

#### Gen - EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 5

#### Gen - EXTERIOR NOISE LEVELS (cont.)

outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

#### Planning. 6

#### Gen - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

#### Planning. 7

#### Gen - NO OUTDOOR ADVERTISING

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

#### Planning. 8

#### Gen - Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

### Planning-CUL

#### Planning-CUL. 1

#### Gen - Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.

### Transportation

#### Transportation. 1

#### GENERAL TRANSPORTATION CONDITIONS

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

## **ADVISORY NOTIFICATION DOCUMENT**

### **Transportation**

#### **Transportation. 1**

#### **GENERAL TRANSPORTATION CONDITIONS (cont.)**

2. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
Planning Director

## NOTICE OF EXEMPTION

**TO:** ☐ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
☒ 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, CA 92201

**Project Title/Case No.:** Change of Zone No. 2400054 and Conditional Use Permit No. 210136

**Project Location:** 13015 Mesa Drive, Blythe, CA 92225

**Project Description:** Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section 18.48.C to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station. – APNs: 818-260-004.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Kirpal S. Dhaliwal – 13015 Mesa Drive, Blythe, CA 92225

**Exempt Status: (Check one)**

- |   |  |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)              | <input checked="" type="checkbox"/> Categorical Exemption 15301 and 15061 (b)(3) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a))    | <input type="checkbox"/> Statutory Exemption (_____)                             |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other:  |

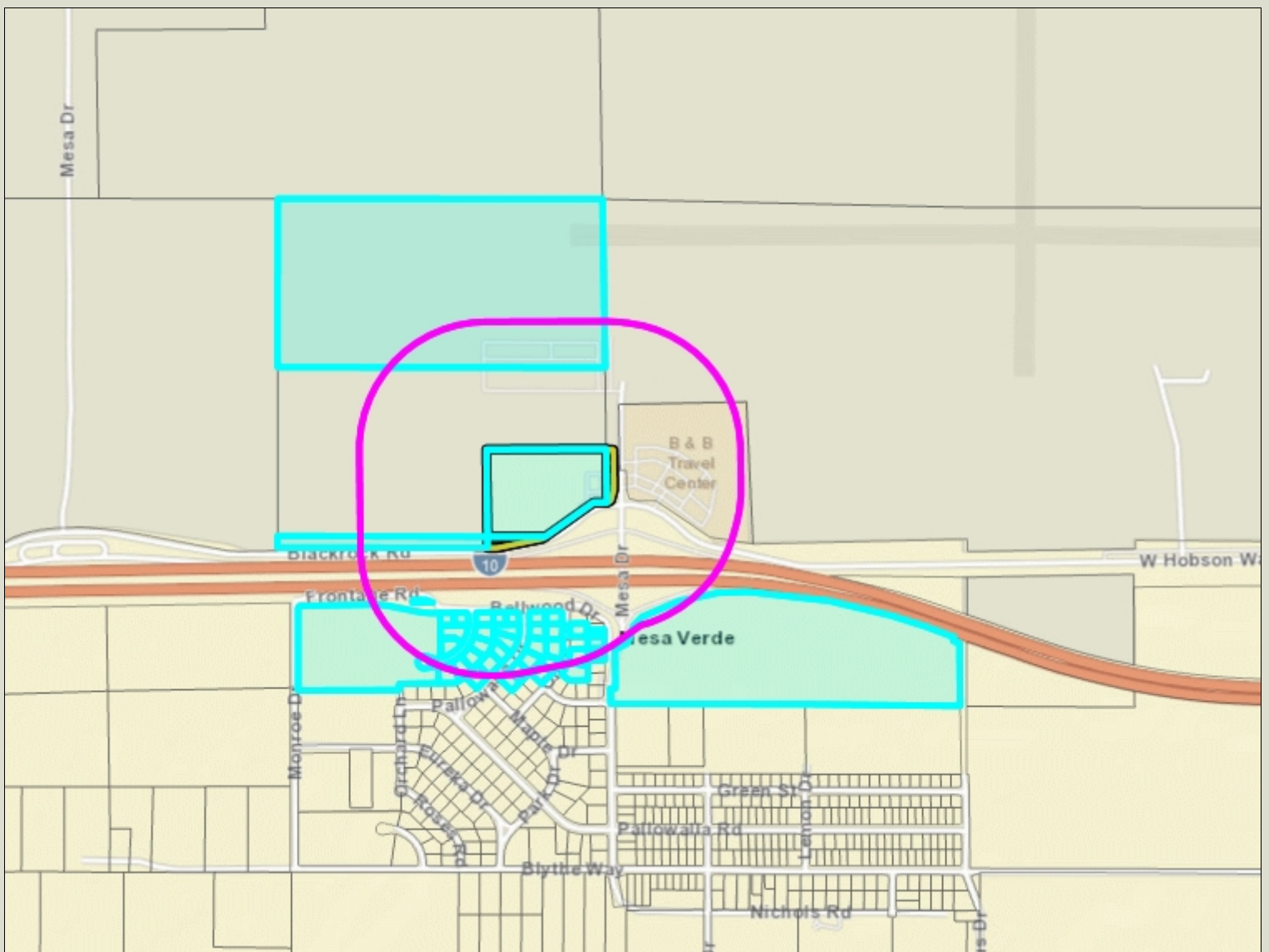
**Reasons why project is exempt:** The proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption). This section exempts Projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Project, consisting first of the Conditional Use Permit site that would not result in any direct site improvements or substantial operational changes and therefore would not have any possibility of having a significant effect on the environment. The second component of the Project, the Change of Zone, would similarly provide the ability for existing or newly proposed facilities with the ability to sell a wider range of types of alcoholic beverages. Such ability to sell a wider range of types of alcoholic beverages on its own would not reasonably have the possibility of having a significant effect on the environment. Such allowance through the Change of Zone would still require individual applications for Conditional Use Permits and an opportunity to evaluate specific project circumstances and whether there may be unique circumstances that may deserve environmental analysis, although unlikely. Additionally, this project is also exempt from CEQA review pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities Exemption). The Conditional Use Permit with the allowance of additional types of alcoholic beverages that may be sold would not present any notable alteration in the environmental impacts currently created by the site as such change in use would not result in additional traffic or related impacts. The Conditional Use Permit does not propose any physical changes to the site that would create any other environmental impacts. The Change of Zone that would affect county-wide for unincorporate areas on the potential ability for sale of alcoholic beverages and not just beer and wine would similarly not have any notable alteration in environmental impacts since expansion of the types of alcoholic beverages inherently does not create an environmental impact. Additionally, the allowance through approval of a Conditional Use Permit for a wider type of alcoholic beverage sales would provide a means of further analysis for future implementing requests and whether individual circumstances may be present to have some level of environmental impacts that would be analyzed for that individual project. The Project does not seek to expand any existing structures, nor does it propose any significant construction or grading to the project site. As such, the Project falls within the standards for Class I since the project scope proposes minor alterations and maintenance of an existing commercial use, with limited operational expansion of the use.

Russell Brady	(951) 955-3025
<i>County Contact Person</i>	<i>Phone Number</i>
_____	_____
<b>Signature</b>	<b>Title</b>
	<b>Date</b>

Date Received for Filing and Posting at OPR: \_\_\_\_\_

*Please charge deposit fee case#:* ZEA No.    ZCFW No.    - County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**

# Riverside County GIS Mailing Labels



## Legend

- County Boundary
- Cities
- Parcels
- World Street Map

## Notes



0 1,505 3,009 Feet



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 11/21/2024 1:06:47 PM

© Riverside County RCIT

818250001  
COUNTY OF RIVERSIDE  
4080 LEMON ST FL 14TH  
RIVERSIDE CA 92501

818260004  
PUN AMERICAN  
13015 MESA DR  
BLYTHE CA 92225

818260005  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

818292001  
MAGNUM PROP  
285 FULTON ST NO 8500  
NEW YORK NY 10007

818292002  
CAROLINA PEREZ DE VELAZQUEZ  
18355 BELLWOOD DR  
BLYTHE CA 92225

818292003  
RINZOU WILKERSON  
21949 BRILL RD UNIT A  
MORENO VALLEY CA 92553

818292004  
GENE D. REDUS  
18290 EVERGREEN ST  
BLYTHE CA 92225

818293001  
JUAN F. ROJAS  
18275 EVERGREEN DR  
BLYTHE CA 92225

818293002  
JUDITH RONQUILLO VASQUEZ  
18285 EVERGREEN DR  
BLYTHE CA 92225

818293003  
RAMON PENA  
18150 PALOWALLA DR  
BLYTHE CA 92225

818293004  
JOAN R. LINDBERGH  
18295 EVERGREEN ST  
BLYTHE CA 92225

818293005  
JOSE L. RASCON  
18160 PALOWALLA DR  
BLYTHE CA 92225

818293006  
ARACELI LAINEZ  
18305 EVERGREEN DR  
BLYTHE CA 92225

818293007  
MARLBOROUGH JOHN ESTATE OF  
18180 PALOWALLA DR  
BLYTHE CA 92225



818293008  
MARTIN CHAVEZ RANGEL  
17915 PALOWALLA RD  
BLYTHE CA 92225

818293011  
MANUEL A. ARELLANO  
11218 ARROYO AVE  
HESPERIA CA 92345

818303001  
MANUEL VACA  
18120 PALOWALLA DR  
BLYTHE CA 92225

818303002  
ADABEL RUIZ  
18335 BELLWOOD DR  
BLYTHE CA 92225

818303003  
ARMARIDIS RONQUILLO  
18130 PALLOWALLA DR  
BLYTHE CA 92225

818303004  
ALEJANDRO PENA GARCIA  
18140 PALLOWALLA DR  
BLYTHE CA 92225

818304001  
VERONICA ROCHA VACA  
13155 OLIVE DR  
BLYTHE CA 92225

818304002  
ARMARIDIS J. RONQUILLO  
18130 PALOWALLO DR  
BLYTHE CA 92225

818304003  
GERALD DANIEL SPECHTENHAUSER  
18095 PALOWALLA DR  
BLYTHE CA 92225

818304004  
JEFFERY MOSSES KIPP  
1333 W WISCONSIN ST  
BLYTHE CA 92225

818304005  
MARIA GUADALUPE SANDOVAL  
18125 PALOWALLA DR  
BLYTHE CA 92225

818304006  
JOSE L QUINTANA CAMPOS  
18145 PALOWALLA DR  
BLYTHE CA 92225

818304007  
RICARDO F. DELGADO  
3701 EMERALD ST APT 8  
TORRANCE CA 90503

818304012  
MARCOTTE-CLOUTIER SYLVIA LIVING  
TRUST DTD 3/4/21  
218 W HOBSON WAY  
BLYTHE CA 92225

818304013  
RITO SANCHEZ  
13279 OLIVE DR  
BLYTHE CA 92225

818304014  
MARIA ANGELICA RUIZ FELIX  
13245 OLIVE DR  
BLYTHE CA 92225

818304015  
DIEGO R. VACA  
341 BRISTLECONE AVE  
BLYTHE CA 92225

818305002  
BRETT RAMSAUR  
3070 BRISTOL ST STE 640  
COSTA MESA CA 92626

818305004  
FIDEL MENDOZA ROMO  
13240 OLIVE DR  
BLYTHE CA 92225

818305005  
MADILYN JULE PARKER  
13260 OLIVE DR  
BLYTHE CA 92225

818305012  
BRETT RAMSAUR  
3070 BRISTOL ST STE 640  
COSTA MESA CA 92626

818305013  
BRETT RAMSAUR  
13221 MESA DR  
BLYTHE CA 92225

818305014  
BRETT RAMSAUR  
27075 CABOT RD STE 110  
LAGUNA HILLS CA 92653

818330005  
MERRY R. GONZALEZ  
170 S 5TH ST  
BLYTHE CA 92225

818330006  
WALKER GRACE E  
3482 CARMONA AVE  
LOS ANGELES CA 90016

824030021  
BLOSSOM CAPITAL QOF  
1211 CENTER CT  
COVINA CA 91724

**Applicant:**

Kirpal S. Dhaliwal  
13015 Mesa Drive  
Blythe, CA 92225

**Representative:**

Sherrie Olson  
1030 N Mountain Ave  
Ontario, CA 91762

**Applicant:**

Kirpal S. Dhaliwal  
13015 Mesa Drive  
Blythe, CA 92225

**Representative:**

Sherrie Olson  
1030 N Mountain Ave  
Ontario, CA 91762

**Applicant:**

Kirpal S. Dhaliwal  
13015 Mesa Drive  
Blythe, CA 92225

**Representative:**

Sherrie Olson  
1030 N Mountain Ave  
Ontario, CA 91762

California Department of Alcoholic Beverage Control  
34160 Gateway Drive, Suite 120  
Palm Desert, CA 92211

California Department of Alcoholic Beverage Control  
34160 Gateway Drive, Suite 120  
Palm Desert, CA 92211

Palo Verde Unified School District  
825 N. Lovekin Blvd.  
Blythe, CA 92225

Palo Verde Unified School District  
825 N. Lovekin Blvd.  
Blythe, CA 92225

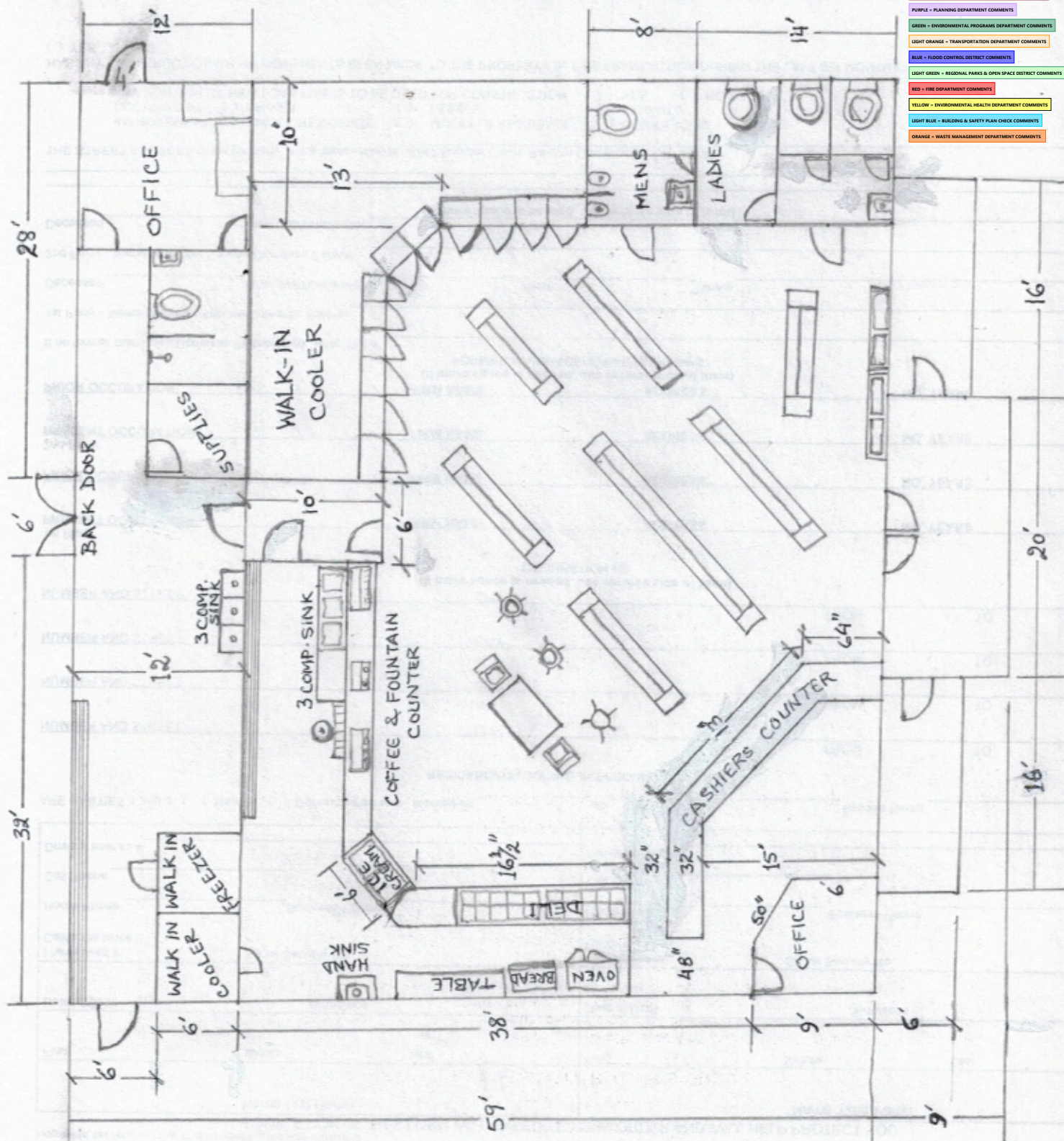
## LEGEND

BROWN	= BUILDING & SAFETY GRADING DIVISION COMMENTS
PURPLE	= PLANNING DEPARTMENT COMMENTS
GREEN	= ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
LIGHT ORANGE	= TRANSPORTATION DEPARTMENT COMMENTS
BLUE	= FLOOD CONTROL DISTRICT COMMENTS
LIGHT GREEN	= REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
RED	= FIRE DEPARTMENT COMMENTS
YELLOW	= ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
LIGHT BLUE	= BUILDING & SAFETY PLAN CHECK COMMENTS
ORANGE	= WASTE MANAGEMENT DEPARTMENT COMMENTS





FLOOR PLAN - 13015 MESA DR, BLYTHE, CA



### LEGEND

BROWN - BUILDING &amp; SAFETY GRADING DIVISION COMMENTS

PURPLE = PLANNING DEPARTMENT COMMENTS

GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS

**LIGHT ORANGE - TRANSPORTATION DEPARTMENT COMMENTS**

BLUE = FLOOD CONTROL DISTRICT COMMENTS

LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS

RED - FIRE DEPARTMENT COMMENTS.

YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS

LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS

ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS

1  
2  
3  
4  
5  
6  
7  
8  
9  
0  
1  
2  
3  
4  
5  
6  
7  
8  
9  
0  
1  
2  
3  
4  
5  
6  
7  
8

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING  
ORDINANCE NO. 348 RELATED TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Subsection C of Section 18.48 of Ordinance No. 348 is amended to read as follows:

“C. DEVELOPMENT STANDARDS.

1. A conditional use permit shall be required for the concurrent sale of motor vehicle fuels and Alcoholic Beverages for off-premises consumption.
2. A conditional use permit shall be required for the sale of Alcoholic Beverages for off-premises consumption in all zoning classifications, excluding C/V, where such zoning would permit the sale with plot plan approval or conditional use permit approval, however, that the provisions of Subsection B.1. shall not apply to a retail commercial establishment which (1) contains at least 20,000 square feet of interior floor space and is primarily engaged in the sale of groceries and (2) does not sell motor vehicle fuels.
3. Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground.
4. Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities.
5. The following additional development standards shall apply to the concurrent sale of motor vehicle fuels and Alcoholic Beverages for off-premises consumption:



- 1 a. The owner of each location and the management at each location shall  
2 educate the public regarding driving under the influence of intoxicating  
3 beverages, minimum age for purchase and consumption of Alcoholic  
4 Beverages, driving with open containers and the penalty associated with  
5 violation of these laws. In addition, the owner and management shall provide  
6 health warnings about the consumption of Alcoholic Beverages. This  
7 educational requirement may be met by posting prominent signs, decals or  
8 brochures at points of purchase. In addition, the owner and management shall  
9 provide adequate training for all employees at the location as to these matters.
- 10 b. No displays of beer, wine or other Alcoholic Beverages shall be located  
11 within five feet of any building entrance or checkout counter.
- 12 c. Cold Alcoholic Beverages shall be sold from, or displayed in, the main,  
13 permanently affixed electrical coolers only.
- 14 d. No beer, wine or other Alcoholic Beverages advertising shall be located on  
15 gasoline islands; and no lighted advertising for beer, wine, or other alcoholic  
16 beverages shall be located on the exterior of buildings or within window  
17 areas.
- 18 e. Employees selling Alcoholic Beverages between the hours of 10:00 p.m. and  
19 2:00 a.m. shall be at least 21 years of age.
- 20 f. No sale of Alcoholic Beverages shall be made from a drive-in window.”

21 Section 2. Section 5.1.D.8 of Article V R-R Zone (Rural Residential) of Ordinance No. 348 is  
22 amended to read as follows:

- 23 “8. Automobile service stations and repair garages with or without the concurrent sale  
24 of Alcoholic Beverages for off-premises consumption.”

25 Section 3. Section 5.1.D.20 of Article V R-R Zone (Rural Residential) of Ordinance No. 348 is  
26 amended to read as follows:

- 27 “20. Liquid petroleum service stations, with or without the concurrent sale of Alcoholic  
28 Beverages for off-premises consumption, provided that if storage tanks are above

ground, the total capacity of all tanks shall not exceed 10,000 gallons. Storage tanks shall be painted a neutral color and shall not have any advertising painted or placed on their surface.”

Section 4. Section 9.1.D.15 of Article IX C-1 Zone/C-P Zone (General Commercial) of Ordinance No. 348 is amended to read as follows:

“15. Gasoline service stations with the concurrent sale of Alcoholic Beverages for off-premises consumption.”

Section 5. Section 9.1.D.16 of Article IX C-1 Zone/C-P Zone (General Commercial) of Ordinance No. 348 is amended to read as follows:

“16. Liquid petroleum service stations with the concurrent sale of Alcoholic Beverages for off- premises consumption, provided the total capacity of all tanks shall not exceed 10,000 gallons.”

Section 6. Section 9.50.B.8. of Article IXb C-P-S Zone (Scenic Highway Commercial) of Ordinance No. 348 is amended to read as follows:

“8. Liquid petroleum service stations, with or without the concurrent sale of Alcoholic Beverages, provided the total capacity of all tanks shall not exceed 10,000 gallons.”

Section 7. Section 9.50.B.22 of Article IXb C-P-S Zone (Scenic Highway Commercial) of Ordinance No. 348 is amended to read as follows:

“22. Gasoline service stations, with the concurrent sale of Alcoholic Beverages for off-premises consumption.”

Section 8. Section 9.62.B.4 of Article IXc C-R Zone (Rural Commercial) of Ordinance No. 348 is amended to read as follows:

“4. Liquid petroleum service stations, with or without concurrent sale of Alcoholic Beverages, provided the total capacity of all tanks shall not exceed 10,000 gallons.”

Section 9. Section 9.62.B.5 of Article IXc C-R Zone (Rural Commercial) of Ordinance No. 348 is amended to read as follows:

“5. Automobile service stations, with the concurrent sale of Alcoholic Beverages for off-premises consumption.”

1           Section 10.   Section 9.86.C.11 of Article IXf MU Zone (Mixed Use) of Ordinance No. 348 is  
2 amended to read as follows:

3                   “11.   Motor vehicle fuel service stations, with or without the concurrent sale of Alcoholic  
4                   Beverages for off-premises consumption.”

5           Section 11.   Subsection 21.3c of Article XIX Definitions is added to Ordinance No. 348 to read  
6 as follows:

7                   “Section 21.3c.       ALCOHOLIC BEVERAGE.

8                   Alcohol, spirits, liquor, wine, beer, and every liquid or solid  
9                   containing alcohol, spirits, wine, or beer, and which contains one-half  
10                  of 1 percent or more of alcohol by volume and which is fit for  
11                  beverage purposes either alone or when diluted, mixed, or combined  
12                  with other substances. ‘Alcoholic beverage’ does not include  
13                  “powdered alcohol,” as defined in Section 23003.1 of California  
14                  Business & Professions Code.”

15  
16 ///

17 ///

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

Section 12. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

By: \_\_\_\_\_  
Chair, Board of Supervisors

ATTEST:  
KIMBERLY RECTOR  
CLERK OF THE BOARD:

By: \_\_\_\_\_  
Deputy  
(SEAL)

APPROVED AS TO FORM  
February 6, 2025

By:   
AARON C. GETTIS  
Chief Deputy County Counsel





# RIVERSIDE COUNTY PLANNING DEPARTMENT

50

John Hildebrand  
Planning Director

**Hearing Date: February 25, 2025**

**To:** Clerk of the Board of Supervisors

**From:** Planning Department – Riverside (Planner: Russell Brady)

**MinuteTraq #: 26832** 123.3

## Project Description:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2400054 (CZ2400054), Ordinance No. 348.5028 and CONDITIONAL USE PERMIT NO. 210136 (CUP210136) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15061(b)(3)(Common Sense/General Rule) – Applicant: Dhaliwal, Kirpal – Palo Verde Valley Area Plan: Community Development: Commercial Retail (CD:CR) - Zoning: Scenic Highway Commercial (C-P-S) – Location: north of Interstate-10 and Black Rock Road, and west of Mesa Drive – 13.75 Acres – Fourth Supervisorial District – Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section Sections 18.48, 5.1.D.8, 5.1.D.20, 9.1.D.15, 9.1.D.16, 9.50.B.8, 9.50.B.22, 9.62.B.4, 9.62.B.5, 9.86.C.11, and 21.3c to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station - APN: 818-260-004. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

## The attached item(s) require the following action(s) by the Board of Supervisors:

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Receive & File   |  |
| <input type="checkbox"/> EOT  |  |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist-Ely) Desert Sun and Palo Verde Times   |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> CEQA Exempt  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(4th Dist-Ely) Desert Sun and Palo Verde Times

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
FEB -3 PM 1:50

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM:**  
(ID # 26832)

**MEETING DATE:**  
Tuesday, February 25, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2400054 (CZ2400054), Ordinance No. 348.5028 and CONDITIONAL USE PERMIT NO. 210136 (CUP210136) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15061(b)(3)(Common Sense/General Rule) – Applicant: Dhaliwal, Kirpal – Palo Verde Valley Area Plan: Community Development: Commercial Retail (CD:CR) - Zoning: Scenic Highway Commercial (C-P-S) – Location: north of Interstate-10 and Black Rock Road, and west of Mesa Drive – 13.75 Acres – Fourth Supervisorial District – Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section Sections 18.48, 5.1.D.8, 5.1.D.20, 9.1.D.15, 9.1.D.16, 9.50.B.8, 9.50.B.22, 9.62.B.4, 9.62.B.5, 9.86.C.11, and 21.3c to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station - APN: 818-260-004. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **FIND** that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) based on the findings and conclusions in the staff report; and
2. **CONDUCT a public hearing and INTRODUCE, read title, waive further reading of, and adopt on successive weeks ORDINANCE NO. 348.5028, in conjunction with CHANGE OF ZONE NO. 2400054,** amending Ordinance No. 348 (County Zoning Ordinance) related to Sections 18.48, 5.1.D.8, 5.1.D.20, 9.1.D.15, 9.1.D.16, 9.50.B.8, 9.50.B.22, 9.62.B.4, 9.62.B.5, 9.86.C.11, and 21.3c to allow all alcoholic beverages (not just beer and wine) to be sold concurrent with motor vehicle fuel sales in the unincorporated area of Riverside County, which is attached hereto and incorporated herein by reference; and,
3. **APPROVE CONDITIONAL USE PERMIT NO. 210136,** subject to adoption of Ordinance No. 348.5028 at a subsequent Board of Supervisors meeting and the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**ACTION:**

---

**MINUTES OF THE BOARD OF SUPERVISORS**



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** [CEO use]

**BACKGROUND:**

**Summary**

CUP210136 was submitted to the County of Riverside on November 15, 2021. Change of Zone No. 2400054 was submitted to the County of Riverside on October 25, 2024.

The Project Site is an existing gas station and convenience store previously permitted through Conditional Use Permit No. 3223 approved in 1995 with a current Type 20 ABC License that allows Off Sale of Beer and Wine. The request is to change the alcohol license from Type 20 to Type 21, allowing the convenience store to sell distilled spirits in addition to the beer and wine it already supplies. Hours of operation are 24 hours a day, 7 days a week. Between 6 am and 10 pm each day, there are two employees on the clock. Between 10 pm and 6 am, there is one employee on the clock.

Ordinance No. 348, Section 18.48, subsection C.5.a currently states that only beer and wine may be sold with the concurrent sale of motor vehicle fuels only in the R-R, C-1/C-P, C-P-S, C-R, and MU zones. This amendment to Ordinance No. 348 would remove the restriction and allow all alcoholic beverages (not just beer and wine) to be sold concurrently with motor vehicle sales in the above-listed zones. This ordinance amendment only affects the zones which currently allow beer and wine sales concurrent with motor vehicle sales and would not expand the list of allowed zones.

Through research on other nearby Counties' allowances for ABC Type 20 or 21 licenses with motor vehicle fuel sales, there is no apparent common practice on such limitation to a Type 20 license with motor vehicle fuel sales. Reviewing the Zoning or Development Codes for San Bernardino, Orange, San Diego, and Imperial Counties, they have no apparent limitations on alcohol sales associated with gas stations. However, Los Angeles County does restrict the sale of distilled spirits with gas stations.

Additionally, the current limitation to beer and wine sales only does not prohibit the potential for drinking and driving since alcoholic beverages of some degree are currently allowed. Furthermore, in the circumstances of Riverside County and its areas that are somewhat rural or isolated where retail establishments may be limited, such allowance of sale of all types of

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

alcoholic beverages at convenience stores associated with gas stations would allow for the provision of services and goods to the community that might otherwise not be met.

Currently, there are two (2) licenses for sale for off-site consumption issued in Census Tract 0469 where the Project site is located and one is typically allowed in the Census Tract based on latest population. There is currently a Type 20 license issued for the existing facility that would convert to a Type 21 license following an approval of the Conditional Use Permit. Therefore, the Project would not result in any greater number of licenses within the subject Census Tract, 0469, even if it is currently overconcentrated. As confirmed with Department of Alcoholic Beverage Control (ABC), a Determination of Public Convenience and Necessity is not required.

**Planning Commission Action**

On December 9, 2024, the Planning Commission recommended the Board of Supervisors approve the project on a 4-0 vote.

**Impact on Residents and Businesses**

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- A. Planning Commission Report of Actions
- B. Planning Commission Memo
- C. Planning Commission Staff Report Package
- D. Conditional Use Permit Exhibits
- E. Ordinance No. 348.5028

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** [CEO use]

**BACKGROUND:**

**Summary**

CUP210136 was submitted to the County of Riverside on November 15, 2021. Change of Zone No. 2400054 was submitted to the County of Riverside on October 25, 2024.

The Project Site is an existing gas station and convenience store previously permitted through Conditional Use Permit No. 3223 approved in 1995 with a current Type 20 ABC License that allows Off Sale of Beer and Wine. The request is to change the alcohol license from Type 20 to Type 21, allowing the convenience store to sell distilled spirits in addition to the beer and wine it already supplies. Hours of operation are 24 hours a day, 7 days a week. Between 6 am and 10 pm each day, there are two employees on the clock. Between 10 pm and 6 am, there is one employee on the clock.

Ordinance No. 348, Section 18.48, subsection C.5.a currently states that only beer and wine may be sold with the concurrent sale of motor vehicle fuels only in the R-R, C-1/C-P, C-P-S, C-R, and MU zones. This amendment to Ordinance No. 348 would remove the restriction and allow all alcoholic beverages (not just beer and wine) to be sold concurrently with motor vehicle sales in the above-listed zones. This ordinance amendment only affects the zones which currently allow beer and wine sales concurrent with motor vehicle sales and would not expand the list of allowed zones.

Through research on other nearby Counties' allowances for ABC Type 20 or 21 licenses with motor vehicle fuel sales, there is no apparent common practice on such limitation to a Type 20 license with motor vehicle fuel sales. Reviewing the Zoning or Development Codes for San Bernardino, Orange, San Diego, and Imperial Counties, they have no apparent limitations on alcohol sales associated with gas stations. However, Los Angeles County does restrict the sale of distilled spirits with gas stations.

Additionally, the current limitation to beer and wine sales only does not prohibit the potential for drinking and driving since alcoholic beverages of some degree are currently allowed. Furthermore, in the circumstances of Riverside County and its areas that are somewhat rural or isolated where retail establishments may be limited, such allowance of sale of all types of

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

alcoholic beverages at convenience stores associated with gas stations would allow for the provision of services and goods to the community that might otherwise not be met.

Currently, there are two (2) licenses for sale for off-site consumption issued in Census Tract 0469 where the Project site is located and one is typically allowed in the Census Tract based on latest population. There is currently a Type 20 license issued for the existing facility that would convert to a Type 21 license following an approval of the Conditional Use Permit. Therefore, the Project would not result in any greater number of licenses within the subject Census Tract, 0469, even if it is currently overconcentrated. As confirmed with Department of Alcoholic Beverage Control (ABC), a Determination of Public Convenience and Necessity is not required.

**Planning Commission Action**

On December 9, 2024, the Planning Commission recommended the Board of Supervisors approve the project on a 4-0 vote.

**Impact on Residents and Businesses**

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- A. Planning Commission Report of Actions
- B. Planning Commission Memo
- C. Planning Commission Staff Report Package
- D. Conditional Use Permit Exhibits
- E. Ordinance No. 348.XXXX

**PROPERTY OWNERS CERTIFICATION FORM**  
**CUP210136 and CZ2400054**

I, Russell Brady, certify that on  
(Print Name)  
11/21/2024 the attached property owners list  
(Date)

was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)

Distance Buffered: 1,000'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Russell Brady

TITLE/REGISTRATION Project Planner

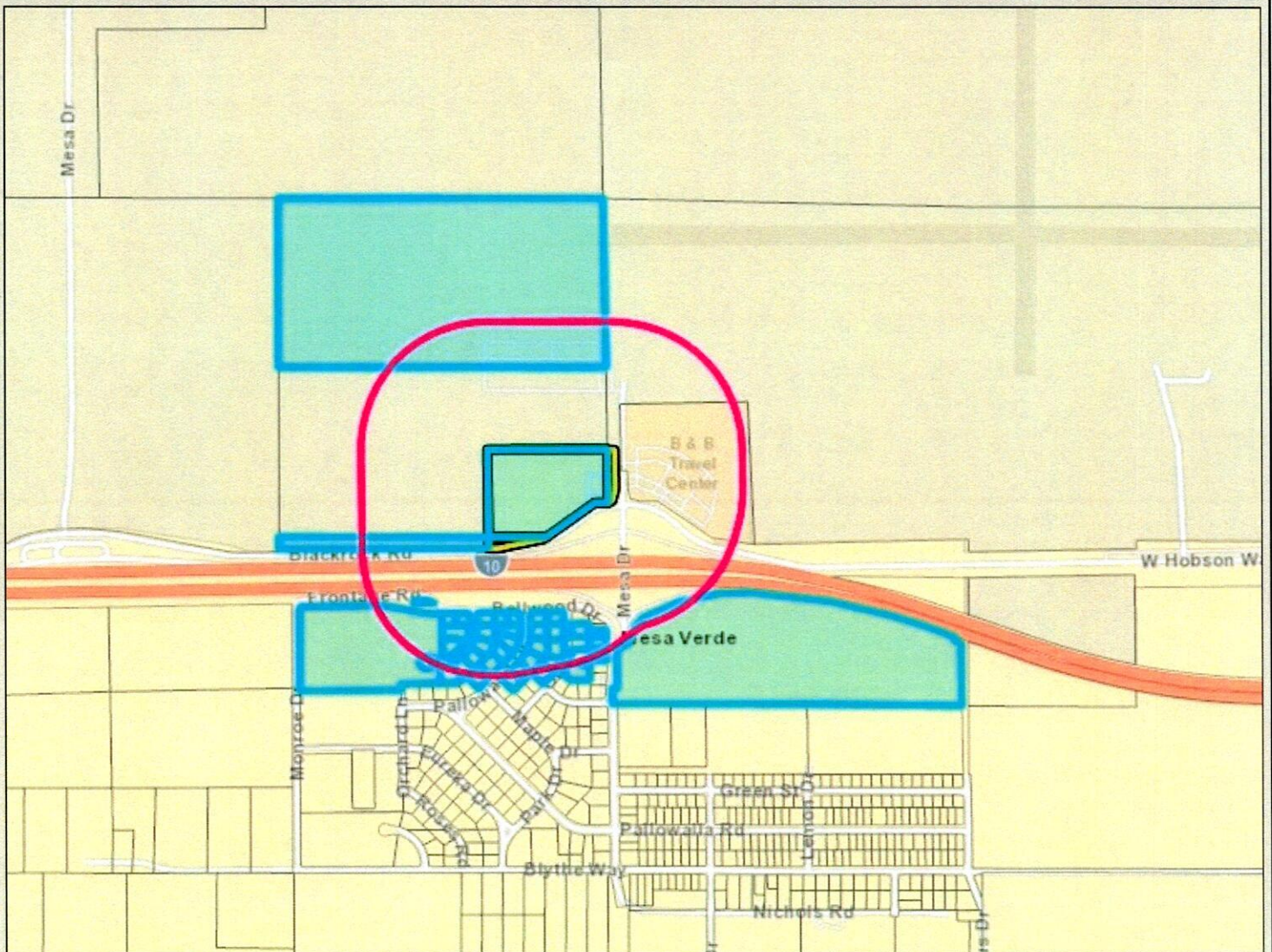
ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3025



# Riverside County GIS Mailing Labels



## Legend

- County Boundary
- Cities
- Parcels
- World Street Map

## Notes



0 1,505 3,009 Feet



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 11/21/2024 1:06:47 PM

© Riverside County RCIT

C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON A CHANGE OF ZONE, ORDINANCE, AND A CONDITIONAL USE PERMIT IN THE FOURTH  
SUPERVISORIAL DISTRICT**

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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 25, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2400054, Ordinance No. 348.5028, and Conditional Use Permit No. 210136.** Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section Sections 18.48, 5.1.D.8, 5.1.D.20, 9.1.D.15, 9.1.D.16, 9.50.B.8, 9.50.B.22, 9.62.B.4, 9.62.B.5, 9.86.C.11, and 21.3c to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station. The Conditional Use Permit is located on APN 818-260-004. This proposed project is located: North of Interstate-10 and Black Rock Road, and West of Mesa Drive in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2400054, Ordinance No. 348.5028, and Conditional use Permit No. 210136.**

On December 9, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [RBRADY@RIVCO.ORG](mailto:RBRADY@RIVCO.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 Department 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.

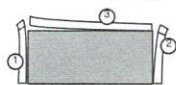
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 5, 2025

Kimberly A. Rector, Clerk of the Board  
By: Naomy Sicra, Clerk of the Board Assistant



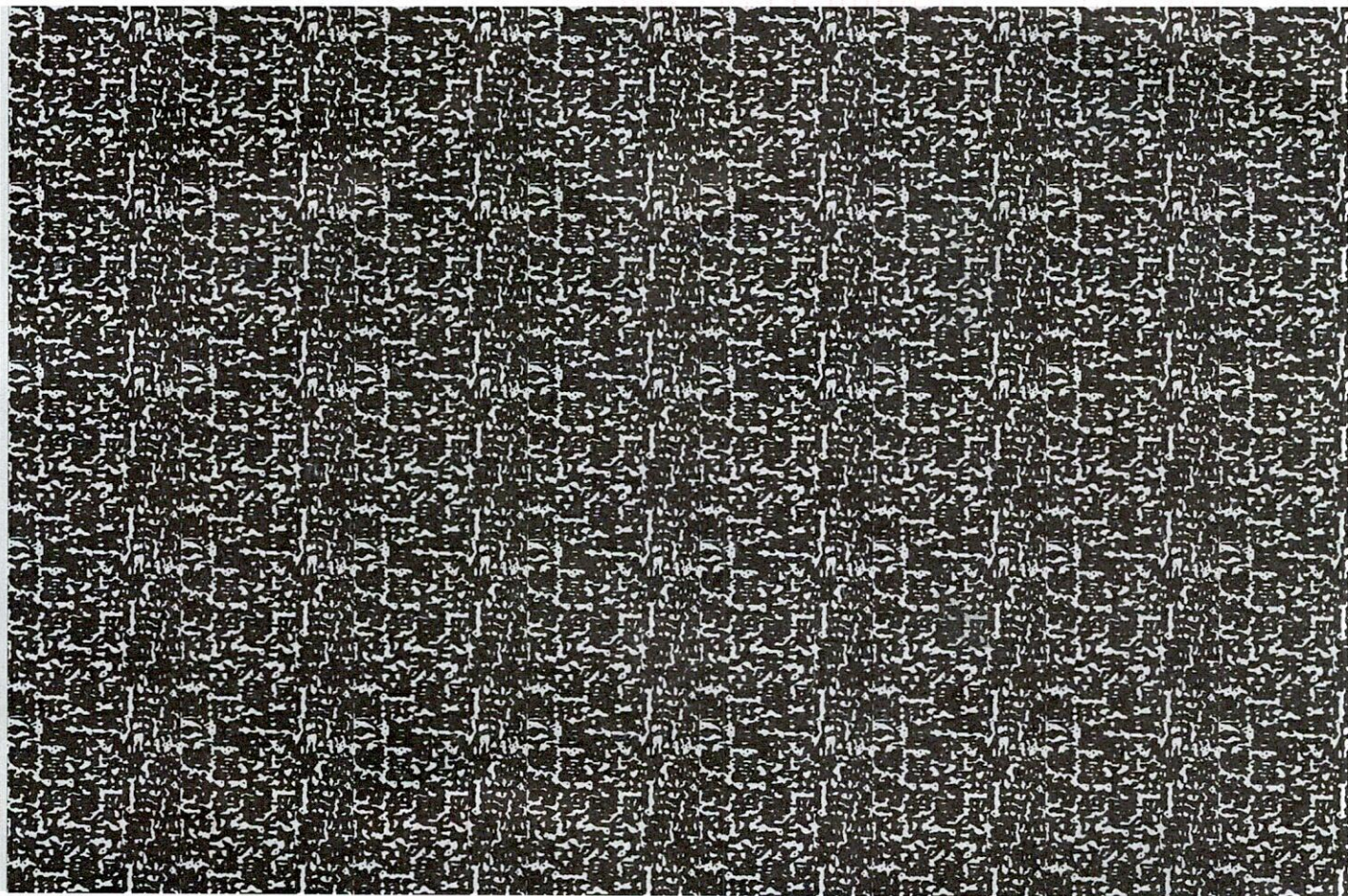


REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

B

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION



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

**PUBLIC HEARING NOTICE**  
*This may affect your property*

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

2025 FEB 14 AM 11:22

PRESORTED  
FIRST CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 92504 \$ 000.63<sup>6</sup>  
02 4W  
0000348270 FEB 06 2025

818305013  
BRETT RAMSAUR  
13221 MESA DR  
BLYTHE CA 92225

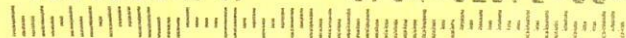
NSN

NSS  
92502>1147

NIXIE 911 DE 1 0002/11/25

RETURN TO SENDER  
NO SUCH STREET  
UNABLE TO FORWARD

BC: 92502114747 \*0704-01572-06-42



SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS



C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON A CHANGE OF ZONE, ORDINANCE, AND A CONDITIONAL USE PERMIT IN THE FOURTH  
SUPERVISORIAL DISTRICT**

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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 25, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2400054, Ordinance No. 348.5028, and Conditional Use Permit No. 210136.** Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section Sections 18.48, 5.1.D.8, 5.1.D.20, 9.1.D.15, 9.1.D.16, 9.50.B.8, 9.50.B.22, 9.62.B.4, 9.62.B.5, 9.86.C.11, and 21.3c to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station. The Conditional Use Permit is located on APN 818-260-004. This proposed project is located: North of Interstate-10 and Black Rock Road, and West of Mesa Drive in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2400054, Ordinance No. 348.5028, and Conditional use Permit No. 210136.**

On December 9, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [RBRADY@RIVCO.ORG](mailto:RBRADY@RIVCO.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 Department 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.

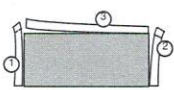
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 5, 2025

Kimberly A. Rector, Clerk of the Board  
By: Naomy Sicra, Clerk of the Board Assistant

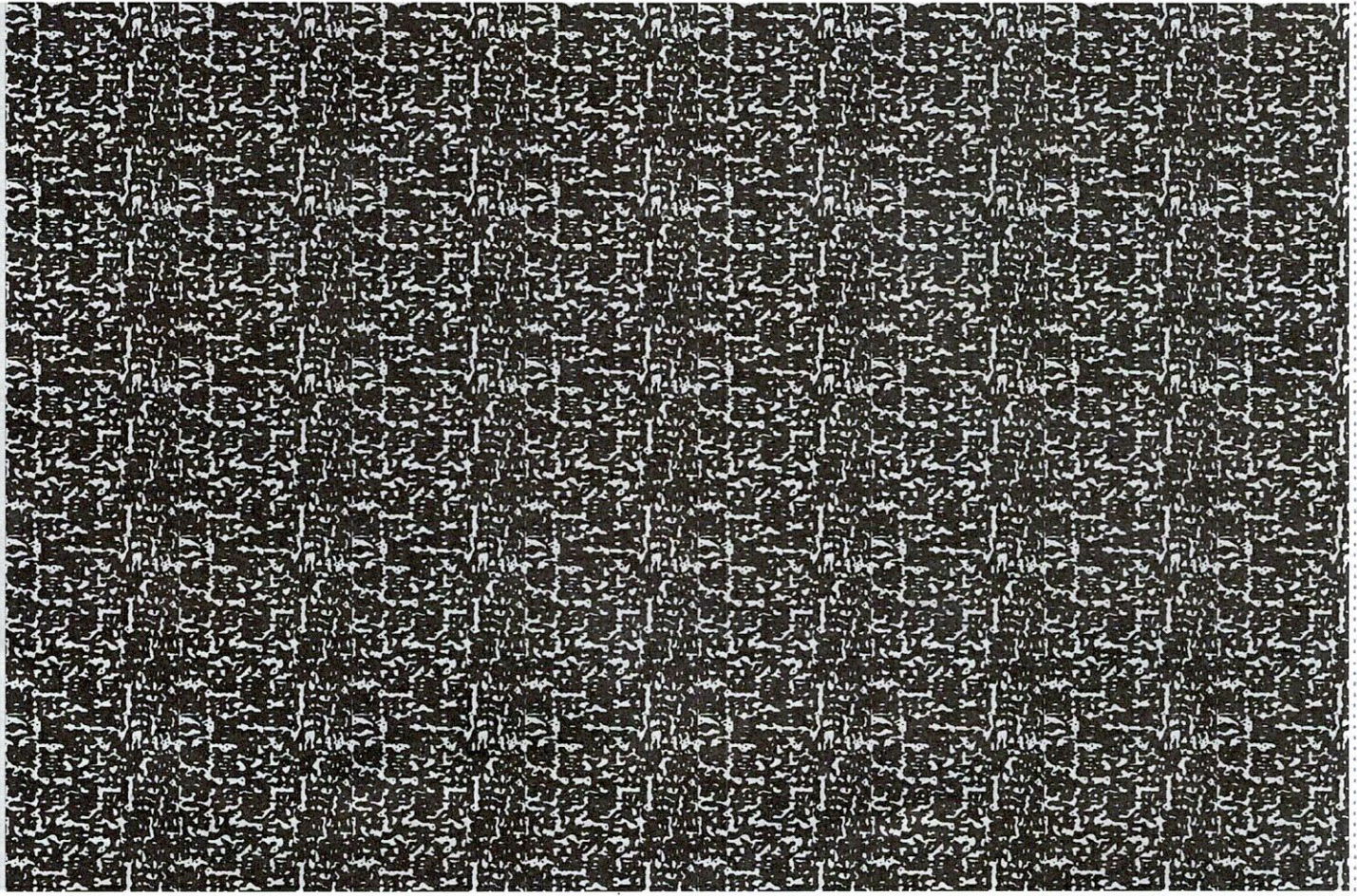




REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION



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

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

2025 FEB 14 AM 11:22

PRESORTED  
FIRST CLASS



US POSTAGE TM PITNEY BOWES



ZIP 92504 \$ 000.63<sup>6</sup>  
02 4W  
0000348270 FEB 06 2025

# **PUBLIC HEARING NOTICE** *This may affect your property*

**ANK**

824030021  
BLOSSOM CAPITAL QOF  
1211 CENTER CT  
COVINA CA 91724

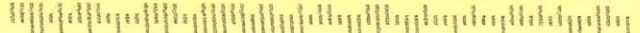
SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

NIXIE 911 FE 1260 0002/11/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 92502114747 \*2252-06049-11-17



9304190182275146

ANK  
RYJ-SMM 91724  
92502>1147



C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ORDINANCE, AND A CONDITIONAL USE PERMIT IN THE FOURTH SUPERVISORIAL DISTRICT**

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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 25, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2400054, Ordinance No. 348.5028, and Conditional Use Permit No. 210136.** Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section Sections 18.48, 5.1.D.8, 5.1.D.20, 9.1.D.15, 9.1.D.16, 9.50.B.8, 9.50.B.22, 9.62.B.4, 9.62.B.5, 9.86.C.11, and 21.3c to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station. The Conditional Use Permit is located on APN 818-260-004. This proposed project is located: North of Interstate-10 and Black Rock Road, and West of Mesa Drive in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2400054, Ordinance No. 348.5028, and Conditional use Permit No. 210136.**

On December 9, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [RBRADY@RIVCO.ORG](mailto:RBRADY@RIVCO.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 Department 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.

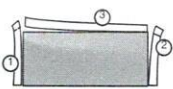
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 5, 2025

Kimberly A. Rector, Clerk of the Board  
By: Naomy Sicra, Clerk of the Board Assistant





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

B

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION



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

# **PUBLIC HEARING NOTICE**

*This may affect your property*

PRESORTED  
FIRST CLASS



US POSTAGE PAID BY PITNEY BOWES

ZIP 92504 \$ 000.63<sup>6</sup>  
02 4W  
0000348270 FEB 06 2025

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2025 MAR -3 PM 12:02

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

818260005  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

**VAC**

011 DE 1200 0000/06/25  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD  
BC: 92502114747 \*0852-00820-26-09

VAC  
011 DE 1200 0000/06/25





**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
[www.rivcoacr.org](http://www.rivcoacr.org)

**Receipt: 25-36129**

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	1
	Document #	E-202500095
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
<b>Total</b>		\$0.00
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

25-36129

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 02/06/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202500095	

PROJECT TITLE

CZ2400054, ORD. NO. 348.5028, CUP210136

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON ST., 1ST FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency    ☐ School District    ☐ Other Special District    ☐ State Agency    ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input type="checkbox"/> County documentary handling fee		\$	\$0.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash    ☐ Credit    ☐ Check    ☒ Other

TOTAL RECEIVED \$ \$0.00

SIGNATURE

X *I. Syeda*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy **Isabel Tejada**



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON A CHANGE OF ZONE, ORDINANCE, AND A CONDITIONAL USE PERMIT IN THE FOURTH  
SUPERVISORIAL DISTRICT**

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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 25, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2400054, Ordinance No. 348.5028, and Conditional Use Permit No. 210136.** Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section Sections 18.48, 5.1.D.8, 5.1.D.20, 9.1.D.15, 9.1.D.16, 9.50.B.8, 9.50.B.22, 9.62.B.4, 9.62.B.5, 9.86.C.11, and 21.3c to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station. The Conditional Use Permit is located on APN 818-260-004. This proposed project is located: North of Interstate-10 and Black Rock Road, and West of Mesa Drive in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Change of Zone 2400054, Ordinance No. 348.5028, and Conditional use Permit No. 210136.**

On December 9, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [RBRADY@RIVCO.ORG](mailto:RBRADY@RIVCO.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 Department 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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 5, 2025

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202500095  
02/06/2025 08:00 AM Fee: \$ 0.00  
Page 1 of 1

Kimberly A. Rector, Clerk of the Board  
By: Naomi Sicra, Clerk of the Board Assistant

Removed: By: Deputy

**AFFIDAVIT OF PUBLICATION**

RD OF SUP. RIVERSIDE COUNTY-BOA  
Riverside County-Board Of Sup.  
4080 Lemon ST # 127  
Riverside CA 92501-3609

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

02/12/2025

and that the fees charged are legal.  
Sworn to and subscribed before on 02/12/2025

  
\_\_\_\_\_  
Legal Clerk

Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost:	\$336.54	
Tax Amount:	\$0.00	
Payment Cost:	\$336.54	
Order No:	11019825	# of Copies:
Customer No:	1252599	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

**MARIAH VERHAGEN**  
Notary Public  
State of Wisconsin

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ORDINANCE, AND A CONDITIONAL USE PERMIT IN THE FOURTH SUPERVISORIAL DISTRICT**

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, February 25, 2025 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Change of Zone No. 2400054, Ordinance No. 348.5028, and Conditional Use Permit No. 210136. Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section Sections 18.48, 5.1.D.8, 5.1.D.20, 9.1.D.15, 9.1.D.16, 9.50.B.8, 9.50.B.22, 9.62.B.4, 9.62.B.5, 9.86.C.11, and 21.3c to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station. The Conditional Use Permit is located on APN 818-260-004. This proposed project is located: North of Interstate-10 and Black Rock Road, and West of Mesa Drive in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommends that the Board of Supervisors find that the Project is EXEMPT from the California Environmental Quality Act (CEQA), Approve Change of Zone 2400054, Ordinance No. 348.5028, and Conditional use Permit No. 210136.

On December 9, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the

Planning Department website:

<https://planning.rctlma.org/Public-Hearings>

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.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 Department 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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 5, 2025  
Kimberly A. Rector, Clerk of the Board

By: Naomi Sicra, Clerk of the Board Assistant  
February 12, 2025 11019825



NOTICE OF PUBLIC  
HEARING BEFORE THE  
BOARD OF SUPERVISORS  
OF RIVERSIDE COUNTY  
ON A CHANGE OF ZONE,  
ORDINANCE, AND A  
CONDITIONAL USE  
PERMIT IN THE FOURTH  
SUPERVISORIAL  
DISTRICT

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,  
February 25, 2025 at 10:00  
A.M. or as soon as possible  
thereafter, to consider the  
Planning Commission's  
recommendation to approve  
Change of Zone No. 2400054,  
Ordinance No. 348.5028, and  
Conditional Use Permit No.  
210136. Change of Zone No.  
2400054 is a proposal for a  
text change to Ordinance No.  
348 Section Sections 18.48,  
5.1.D.8, 5.1.D.20, 9.1.D.15,  
9.1.D.16, 9.50.B.8, 9.50.B.22,  
9.62.B.4, 9.62.B.5, 9.86.C.11,  
and 21.3c to remove the limit  
to beer and wine only for a  
convenience store associated  
with the sale of motor vehi-  
cle fuels that would also  
allow generally for "alco-  
holic beverages" that would  
be associated with a Califor-  
nia Alcohol and Beverage  
Control Type 21 license.  
Conditional Use Permit No.  
210136 is a proposal to allow  
for the sale of alcoholic  
beverages associated with an  
existing convenience store  
and gas station. The Condi-  
tional Use Permit is located  
on APN 818-260-004. This  
proposed project is located:  
North of Interstate-10 and  
Black Rock Road, and West  
of Mesa Drive in the Fourth  
Supervisory District.

The Riverside County Plan-  
ning Department and the  
Planning Commission recom-  
mends that the Board of  
Supervisors find that the  
Project is EXEMPT from  
the California Environmental  
Quality Act (CEQA).  
Approve Change of Zone  
2400054, Ordinance No.  
348.5028, and Conditional  
use Permit No. 210136.

On December 9, 2024, the  
Planning Commission recom-  
mended approval of the  
project as stated to the  
Board of Supervisors on a  
vote of 4-0. The Planning  
Department meeting docu-  
ments for the proposed  
project may be viewed online  
under the Planning Commis-  
sion hearing date on the  
Public Hearing page of the  
Planning Department  
website:

<https://planning.rctimg.org/Public-Hearings>.

FOR FURTHER INFORMA-  
TION REGARDING THIS  
PROJECT, PLEASE  
CONTACT, RUSSELL  
BRADY, PROJECT PLAN-  
NER, AT (951) 955-3025 OR  
EMAIL

RBRADY@RIVCO.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 writ-  
ten 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 Department 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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 5, 2025  
Kimberly A. Rector, Clerk of the Board

By: Naomi Sicra, Clerk of the Board Assistant  
February 12, 2025 11019825

AFFP  
CHANGE OF ZONE

## **Affidavit of Publication**

STATE OF CA }                      SS  
COUNTY OF RIVERSIDE }

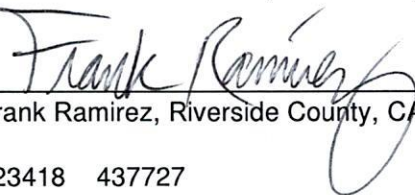
Frank Ramirez, being duly sworn, says:

I am a citizen of the United States and am employed by a publication in the county aforesaid, I am over the age of eighteen years and I am not a party to, nor interested in the above entitled matter. I am the Principal Clerk of the Printer of the Palo Verde Valley Times, a newspaper of general circulation, printed and published in Blythe, Riverside County, CA; and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Riverside, State of California under the date of June, 20, 1952, Case No. 54744, that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

02/12/2025

That said newspaper was regularly issued and circulated on those dates.

I declare under penalty of perjury, that the foregoing is true and correct this 12th day of February 2025.

  
\_\_\_\_\_  
Frank Ramirez, Riverside County, CA

323418 437727

RIVERSIDE COUNTY CLERK OF THE BOARD  
1ST FLOOR, ROOM 127  
4080 LEMON STREET  
RIVERSIDE CA 92501

Planning  
2/25/25  
23.3

Ad text : NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ORDINANCE, AND A CONDITIONAL USE PERMIT IN THE FOURTH SUPERVISORIAL DISTRICT

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, February 25, 2025 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Change of Zone No. 2400054, Ordinance No. 348.5028, and Conditional Use Permit No. 210136. Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section Sections 18.48, 5.1.D.8, 5.1.D.20, 9.1.D.15, 9.1.D.16, 9.50.B.8, 9.50.B.22, 9.62.B.4, 9.62.B.5, 9.86.C.11, and 21.3c to remove the limit to beer and wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station. The Conditional Use Permit is located on APN 818-260-004. This proposed project is located: North of Interstate-10 and Black Rock Road, and West of Mesa Drive in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommends that the Board of Supervisors find that the Project is EXEMPT from the California Environmental Quality Act (CEQA), Approve Change of Zone 2400054, Ordinance No. 348.5028, and Conditional use Permit No. 210136.

On December 9, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [RBRADY@RIVCO.ORG](mailto:RBRADY@RIVCO.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 Department 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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.



Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 5, 2025 Kimberly A. Rector,  
Clerk of the Board  
By: Naomi Sicra,  
Clerk of the Board Assistant - PVVT - 2/12/2025 - 437727

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ORDINANCE, AND A CONDITIONAL USE PERMIT IN THE FOURTH SUPERVISORIAL DISTRICT**

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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 25, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2400054, Ordinance No. 348.5028, and Conditional Use Permit No. 210136.** Change of Zone No. 2400054 is a proposal for a text change to Ordinance No. 348 Section Sections 18.48, 5.1.D.8, 5.1.D.20, 9.1.D.15, 9.1.D.16, 9.50.B.8, 9.50.B.22, 9.62.B.4, 9.62.B.5, 9.86.C.11, and 21.3c to remove the limit to beer and

wine only for a convenience store associated with the sale of motor vehicle fuels that would also allow generally for "alcoholic beverages" that would be associated with a California Alcohol and Beverage Control Type 21 license. Conditional Use Permit No. 210136 is a proposal to allow for the sale of alcoholic beverages associated with an existing convenience store and gas station. The Conditional Use Permit is located on APN 818-260-004. This proposed project is located: North of Interstate-10 and Black Rock Road, and West of Mesa Drive in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA). **Approve Change of Zone 2400054, Ordinance No. 348.5028, and Conditional use Permit No. 210136.**

On December 9, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

**FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [RBRADY@RIVCO.ORG](mailto:RBRADY@RIVCO.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 Department 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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 5, 2025  
Kimberly A. Rector,  
Clerk of the Board  
By: Naomi Sicra,  
Clerk of the Board Assistant -  
PVVT - 2/12/2025 - 437727