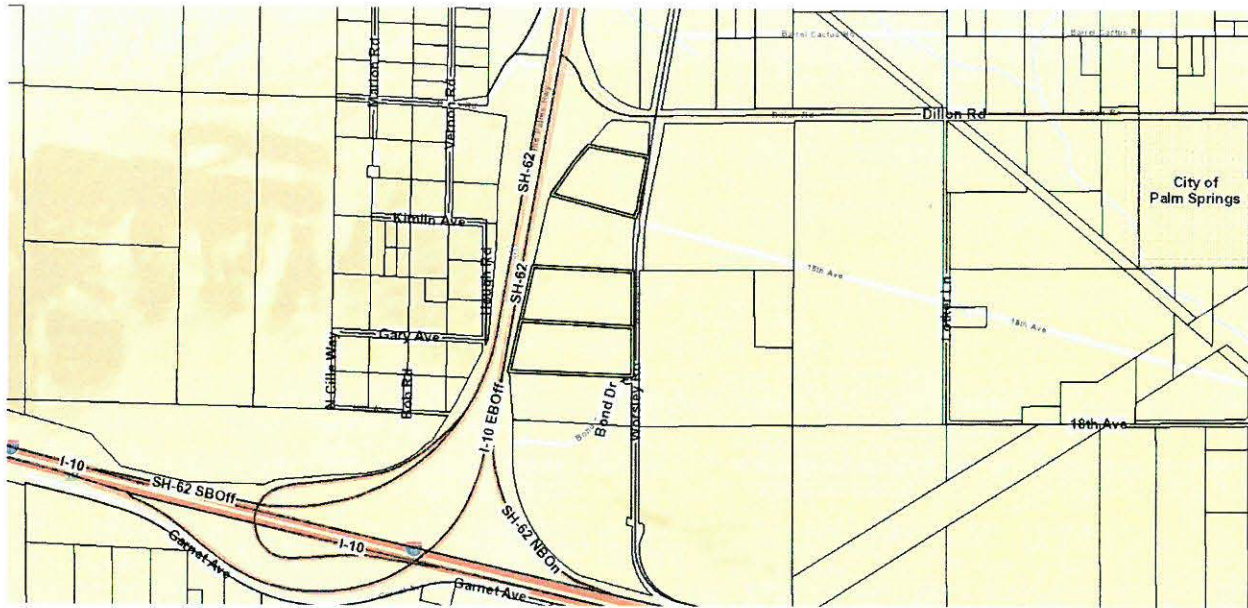


NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

General Plan Amendment 1201 (GPA1201), Change of Zone No. 1201, Plot Plan No. 180011, Plot Plan No. 180012, Conditional Use Permit No. 180007 - CEQ180035 – Applicant: Bettencourt Family Properties – Fifth Supervisorial District – Engineer/Representative – Michael Napolitano – Area Plan: Western Coachella Valley Area Plan – Zoning Area/District: Pass and Desert District - General Plan Rural Desert - Location: South of Dillon Road, North of Interstate 10, East of Highway 62, West of Worsley Road – General Plan Amendment 1201 (GPA1201) was initiated by the Board of Supervisors to amend the project sites (APN's: 668-200-018, 668-200-020 and 668-200-008) General Plan Foundation Component from Rural to Community Development and Land Use designations from Rural Desert to Light Industrial and Commercial Retail). Change of Zone 07946 (CZ07946) was submitted to change the zoning on the project site from W-2 (Controlled Development Areas) to C-P-S (Scenic Highway Commercial) on APN: 668-200-018, and from W-2 to IP (Industrial Park) on APN: 668-200-020 and 668-200-008. Three Planning Entitlement applications have been submitted that would implement GPA1201 and CZ07946:

- CUP180007 (APN: 668-200-018) – Conditional Use Permit application to facilitate the establishment of a travel center. The proposed travel centers includes: a gas station (approximately 2,400 square foot convenience store with eight fuel pumps under a 5,000 square foot canopy), a car wash, and 5,600 square foot drive-thru restaurant. The project would provide 110 parking spaces.
- PPT180011 (APN: 668-200-020) – Plot Plan application to facilitate the construction of a light industrial development. The project proposes a total of seven (7) two-story, buildings totaling approximately 106,850 square feet. The project also propose 36,000 square feet of outdoor storage and staging area, and would provide 358 parking spaces.
- PPT180012 (APN: 668-200-008) – Plot Plan application to facilitate the construction of a mini-warehouse development. The project proposes a total of 24, one-story buildings totaling approximately 133,450 square feet. The project also propose 49,400 square feet of outdoor storage and would provide 16 parking spaces. In addition, a 1,800 square foot, two story building including an administrative office and caretakers unit is also proposed. APN: 668-200-008.



NOTICE is HEREBY GIVEN that the Riverside County Planning Department has prepared a Mitigated Negative Declaration pursuant to the requirements of CEQA for the above project. The public review period for the Mitigated Negative Declaration is from September 12, 2019 to October 11, 2019. Written comments on this Mitigated Negative Declaration will be accepted during the public review period.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider that proposed project and the proposed mitigated negative declaration, at the public hearing. The proposed mitigated negative declaration and associated documents including technical reports may be viewed Monday through Friday 8:30 a.m. to 5:00 p.m. at the County of Riverside Planning department, 4080 Lemon Street 12th Floor, Riverside CA 92501. For further information, as appointment or to receive an electronic copy of the document, contact the project planner.

At the time of this notice, a public hearing has not been scheduled for the proposed project. A separate notice for the public hearing on this project will be provided once the date and time for the hearing is set. All comments received during the public review period will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project 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 delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Brett Dawson

P.O. Box 1409, Riverside CA 92502-1409

For further information regarding the project please contact Project Planner Brett Dawson at (951) 955-0972 or email bdawson@rivco.org

RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director