

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**PLOT PLAN NO. 200023 – Intent to Adopt a Mitigated Negative Declaration - EA40473** – Applicant: Hemet Retail Center – Engineer/Representative: Rick Engineering - Third Supervisorial District - Homeland Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 floor area ratio)– Location: northerly of Old State Highway, easterly of SH-79, southerly of SH-74 - 1.22 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - REQUEST: Plot Plan No. 200023 is a proposal for the construction and operation of a total of 4,425 square feet of commercial building area on 1.22 gross acres consisting of 2,000 square foot commercial retail space and a 2,425 square foot fast food space with drive thru and 900 square foot serving area. The development also includes a trash enclosure, parking and associated landscaping. A median would be installed on SR-79 from the SR-74/SR-79 intersection, south beyond Old State Highway, eliminating access to Old State Highway from southbound traffic on SR-79. Striping would be reconfigured on SR-79 to change the number and width of lanes on SR-79. Off-site roadway improvements have been designed in coordination with Caltrans. - APN: 458-212-001, 458-212-002.

**PROJECT LOCATION:** The project site is located in the Green Acres Community in unincorporated Riverside County. The project site is generally bounded by State Route (SR-) 74 to the north, SR-79/Winchester Road (SR-79) to the west, Old State Highway to the south, and a Southern California Edison substation site to the east. The 1.22-acre site is assigned Assessor's Parcel Numbers (APN) 458-212-001 and -002. The project site is within the northeast portion of Section 15, Township 5S, Range 2W of the San Bernardino Meridian.

**PROJECT CONTACT:** Brett Dawson, Project Planner  
Phone: (951) 955-0972  
Email: [bdawson@rivco.org](mailto:bdawson@rivco.org)

**PUBLIC REVIEW AND WRITTEN COMMENTS:** 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 Environmental Assessment (EA) and Technical Appendices are available at Ongoing Projects at <https://planning.rctlma.org/>.

The public review period for submitting written comments on the Mitigated Negative Declaration, pursuant to State CEQA Guidelines Section 15105, commences on February 8, 2021 and will close on March 9, 2021 at 5:00 p.m. If you have any questions regarding the project or the Mitigated Negative Declaration, please submit all written comments 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 by phone or email, as indicated above.

**PUBLIC HEARING:** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, at the RIVERSIDE COUNTY PLANNING DIRECTOR'S HEARING to consider a proposed project and mitigated negative declaration.

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, the Planning Director's Hearing will be conducted by teleconference and at the place of hearing, as listed below. Teleconference participation by the Planning Director's designee and County staff. Public access to the meeting location will be limited to comply with the Executive Order.

TIME OF HEARING: 8:30 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **MARCH 15, 2021**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>TH</sup> FLOOR – CONFERENCE ROOM A  
4080 LEMON STREET, RIVERSIDE, CA 92501