

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Riverside County Planning Department has found the project listed below will not have a significant effect on the environment and a Mitigated Negative Declaration documenting the finding has been completed.

Environmental Assessment No. CEQ200005, is an application by AZIZ LLC for an Initial Study for Plot Plan No. 210001 and Change of Zone No. 2100009 (PPT210001 and CZ2100009) on Assessor's Parcel Number(s): 480-462-004, west of Winchester Road, north of Jean Nicholas Road, east of Elliot Road, and south of Ron Roberts Way. The Applicant is requesting the approval of a Plot Plan to construct and operate a 5,185 square-foot convenience store, a fueling station with eight fueling islands, a 2,315 square-foot car wash, a 2,226 square-foot drive-thru Starbucks. The Applicant is also requesting a Change of Zone from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The environmental assessment was required pursuant to the California Environmental Quality Act (CEQA).

The environmental document for the Proposed Project, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the following location:

Riverside County Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the Proposed Project may do so in writing, before the end of the Public Review Date, which is no later than 5:00 p.m. on July 14, 2021.

For further information regarding this project, or to offer written comments, please contact or submit to:

Riverside County Planning Department
Attn: Deborah Bradford, Project Planner
P.O. Box 1409, Riverside CA, 92502-1409
Or via email at: dbradfor@rivco.org.

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the Proposed Project. The official may take action on the project any time after July 14, 2021. A copy of the final decision will be mailed to anyone requesting such notification.

If this project is challenged in court, the court may limit the issues to those raised during the public comment period through written correspondence submitted to the Planning Department. Be advised that, because of public comment, the official may amend, in whole or in part, the Proposed Project. Accordingly, the development standards, design, or improvements may be changed in a way other than specifically proposed.

RIVERSIDE COUNTY PLANNING DEPARTMENT
John E. Hildebrand, Planning Director