

**NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 200010 (PPT200010) – Intent to Adopt a Negative Declaration - CEQA200048 – Applicant: Scott Yorkison – **Engineer:** Joseph Cross – **Second Supervisorial District- El Cerrito Zoning District – Temescal Canyon Area Plan:** Community Development – **Light Industrial (LI) (0.25 - 0.60 FAR) – Location:** northerly of Cajalco Road and easterly of Temescal Canyon Rd. – **1.88 Acres Minimum – Zoning:** Manufacturing Service Commercial (M-SC) – **REQUEST: PLOT PLAN NO. 200010** is a proposed development consisting of mixed uses including a proposed 6,000 sq. ft., two-story commercial building for office and mini warehousing; a 5,215 sq. ft. car wash (Tommy's Carwash); a 729 sq. ft. drive-in restaurant (Wienerschnitzel Heritage); related landscaping, two (2) bioretention basins and site improvements. – **APN 279-530-031.**

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **JANUARY 24, 2022**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/> For further information regarding this project, please contact Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

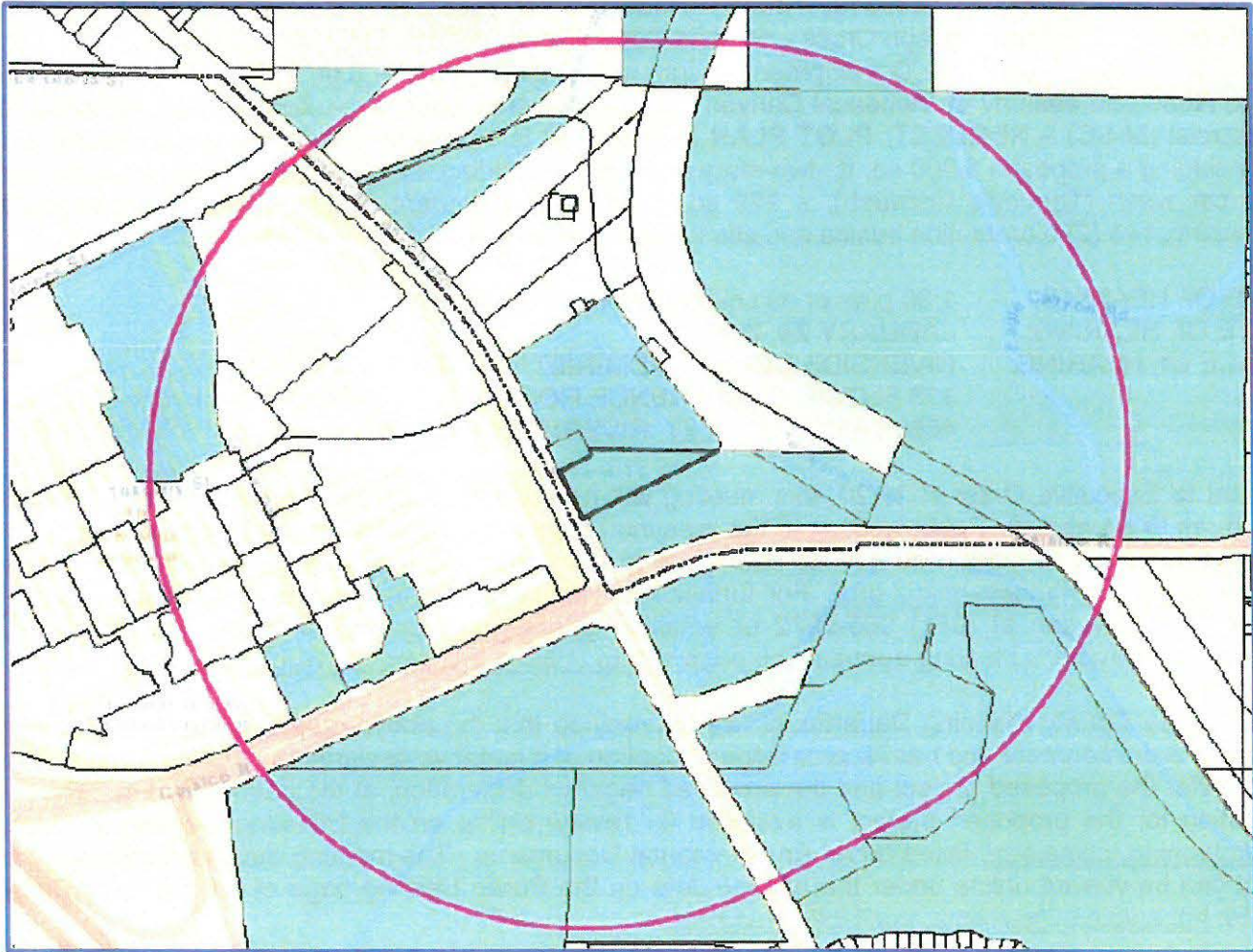
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The negative declaration for the proposed project is available for review online on the Planning Department website at <https://planning.rctlma.org/>, listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

If this project is challenged in court, the issues may be limited to those 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

PROJECT: Plot Plan No. 200010



Maps and data are for reference purposes only. Map features are approximate.
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.