

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

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

PUBLIC USE PERMIT NO. 190001, REVISION NO. 2 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Imagine Charter Holdings LLC – Third Supervisorial District – San Jacinto Valley Area Plan – Little Lake Zoning District – General Plan: Commercial Retail (CR), – Zoning: Scenic Highway Commercial (C-P-S) Zone – Location: southerly of Florida Avenue/State Highway 74, easterly of Soboba Street, westerly of Lake Street – 12.19 acres – **REQUEST:** The revised Public Use Permit is a proposal to expand the use of an existing early-primary-grades charter school. The existing Public Use Permit allows a maximum of 246 students, from TK- to 4th grade, with 25 employees. The revision proposes adding twenty-four (24) new classrooms – four (4) in the existing “Building A” and twenty (20) in three (3) new modular buildings. The revision is to increase the student enrollment to 900 students with grades from Transitional kindergarten (TK) through 8th grade. A commercial kitchen will be added to the existing Building A and a sports field will be added. Each school year the school will be adding an additional grade-level in a phased manner, so it is anticipated the school reaches the enrollment of 8th graders and reaches full capacity in school year 2026/2027. The project would include the demolition of existing hardscape and landscape areas to accommodate the new prefabricated modular buildings. APN: 551-220-069.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **MAY 4, 2022**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at <https://planning.rctlma.org/Public-Hearings/Planning-Commission/2022-Planning-Commission-Meetings>.

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 Planning Commission agenda web page at <https://planning.rctlma.org>.

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 Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The mitigated 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/Planning-Commission/2022-Planning-Commission-Meetings>.

Public Review Period: The public review period to comment on the environmental document is from Friday, April 8, 2022, to Thursday, April 28, 2022. 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; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission 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 Commission 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