

**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:

**CHANGE OF ZONE NO. 2000004, CONDITIONAL USE PERMIT NO. 200001 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ200003) – Applicant/Representative: Wayne Dollarhide – Third Supervisorial District – Winchester Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) – Location: south of Newport Road, west of Winchester Road, east of Rice Road – 5.8 Acres - Zoning: Rural Residential - (R-R Zone) - **REQUEST: CHANGE OF ZONE NO. 2000004** is a proposal to change the current zoning classification of the site from Rural Residential (R-R) to General Commercial (C-1/C-P) for the area designated Commercial Retail (CR) in the General Plan while retaining the current Rural Residential (R-R) zoning classification for the area designated Rural Mountainous (RM) in the General Plan at the southwest corner of the property. **CONDITIONAL USE PERMIT NO. 200001** proposes to construct a 3,200 sq. ft. gas station/convenience store that includes the sale of beer and wine, with a 3,180 square foot drive-thru car wash, and a mini storage facility with recreational vehicle and boat parking on 5.81 gross acres. The storage facility consists of four (4) buildings: a single-story 3,075 sq. ft. building with 1,247 square feet of office space, a single-story 11,358 sq. ft. mini storage building, a single-story 56,348 sq. ft. mini storage building, and a two-story 9,404 sq. ft. mini storage building with a water tank and underground detention basin. APNs: 466-050-019, 466-050-020, and 466-050-021.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: **JULY 6, 2022**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1<sup>ST</sup> 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](mailto: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 Thursday, May 26, 2022, to Monday, June 27, 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