

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:

PLOT PLAN No. 210004 and **TENTATIVE PARCEL MAP No. 37990 – Mitigated Negative Declaration** – (CEQ 200100) - Applicant: David Beshay - Engineer/Representative: Gabriela Marks - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Community Development: Business Park (CD: BP) - Zoning: Industrial Park (I-P) - Location: North of Auld Road, South of Benton Road, East of Winchester Road, and West of Briggs Road - 2.17 Gross Acres - **REQUEST:** To allow the construction of a new retail center to include two, detached, drive-through restaurants, as well as parking for 67 vehicles and various surface improvements as landscaping, drainage infrastructure and lighting, in conjunction with the subdivision of one, 2.17 acre lot into two lots measuring approximately .99 acres and 1.17 acres respectively. APN: 963-070-052.

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| TIME OF HEARING: | 9:00 am or as soon as possible thereafter. |
| DATE OF HEARING: | September 7, 2022 |
| PLACE OF HEARING: | RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1 ST 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 Evan Langan, AICP, Urban/Regional Planner IV at (951) 955-3024 or email at elangan@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), as well as in-person at the Riverside County Administrative Center, located at 4080 Lemon Street, 12th Floor, Riverside, CA 92507 and the County's Desert Office, located at 77-588 El Duna Court, Suite H, Palm Desert, CA 92211. 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 August 1, 2022, to August 31, 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: Evan Langan, AICP, Urban/Regional Planner IV
P.O. Box 1409, Riverside, CA 92502-1409