

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 **PLANNING DEPARTMENT DIRECTOR** to consider a proposed Project in the vicinity of your property, as described below:

PLOT PLAN No. 210016 – Intent to Adopt a Mitigated Negative Declaration - (CEQ200087) - Applicant: Joseph Karaki (Karaki – Western States) - Engineer/Representative: N/A - First Supervisorial District - Elsinore Area Plan – General Plan Land Use Designation: Light Industrial (LI) - Zoning: Manufacturing – Service Commercial (M-SC) - Zoning District: Meadowbrook Area - Location: APNs 347-130-028 and 029 (two lots) - **REQUEST:** To allow the construction of a new fuel station to include six, self-service pumps (with canopy) and a 3,516 square-foot convenience store, in conjunction with various surface improvements to include lighting, landscaping, and parking for a total of 20 vehicles. Sale and/or service of alcohol are not proposed.

| | |
|-------------------|---|
| TIME OF HEARING: | 9:00 AM or as soon thereafter as possible. |
| DATE OF HEARING: | April 17, 2023 |
| PLACE OF HEARING: | RIVERSIDE COUNTY ADMINISTRATIVE CENTER 4080 LEMON STREET, RIVERSIDE, CA 92501 12 TH FLOOR, CONFERENCE ROOM “A” |

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/Directors-Hearing/2023-Directors-Hearing-Meetings>.

For further information regarding this Project, please contact Project Planner, Evan Langan at (951) 955-3024 or via email at elangan@rivco.org, or view the Director’s Hearing agenda web page online at the above link.

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 (MND). The Planning Director will consider the proposed Project and draft MND at a public hearing to occur at the date and time listed above. The draft MND is available for review online on at <https://planning.rctlma.org/> (listed under “CEQA Environmental Noticing”) as well as in-person at the Riverside County Administrative Center, located at 4080 Lemon Street, 12th Floor, Riverside, CA 92507, as well as 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 also be viewed online (organized by hearing date) at <https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2023-Directors-Hearing-Meetings>.

Public Review Period: The public review period to comment on the draft MND shall be 30-days, from March 9, 2023, to April 7, 2023. Any person wishing to comment on the document must submit their comments in writing to the Project Planner (either by mail at the information below or by email at elangan@rivco.org) between the date of this notice and expiration of the Public Review Period.

Comments on the Project itself may be submitted in writing (either by mail or email) from the date of this notice until the date of hearing (noted above); or you may appear and be heard (provide verbal comment) at the hearing itself. You may also participate remotely by registering with the Planning Department at the above link. 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 (whether received before or during the hearing) will be retained for the official record.

If this Project is challenged in court, issues raised shall be limited to those cited at the public hearing, described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing. Be advised that the Project, either in whole or in part, may be revised as a result of the public hearing.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Evan Langan, AICP, Principal Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92502