

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 DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 200028 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – (CEQ200112) – Applicant: Carl Wood – Engineer/Representative: Carl Wood – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Mixed-Use Area (CD:MUA) – Location: North of Corvina Drive, south of West Access Road, east of Marina Drive and west of Desert Beach Drive – (Five [5] lots) 1.37 Gross Acres – Zoning: Mixed Use (MU) - **REQUEST:** Intent to construct a new, single-story 9,100 sq. ft. convenience market in conjunction with site improvements consisting of a 46-space parking lot, landscaping, two (2) stormwater detention basins, on five (5) vacant parcels totaling 1.37 acres (58,893 sq. ft.) – APNs: 723-225-002, 004, 006, 008 and 010 (five [5] lots).

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **MAY 22, 2023**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
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: [2023 Director's Hearing Meetings \(rctlma.org\)](https://www.rivco.org/planning/2023-Directors-Hearing-Meetings).

For further information regarding this project, please contact Project Planner Scott Nespor at (760) 863-7050 or email at snespor@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at [2023 Director's Hearing Meetings \(rctlma.org\)](https://www.rivco.org/planning/2023-Directors-Hearing-Meetings).

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 Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The proposed mitigated negative declaration 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 at [2023 Director's Hearing Meetings \(rctlma.org\)](https://www.rivco.org/planning/2023-Directors-Hearing-Meetings).

The Public Review Period to comment on the draft environmental document (MND) is from April 26, 2023, to May 15, 2023. 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: Scott Nespor, Urban/Regional Planner III
77-588 El Duna Court, Suite H
Palm Desert, CA 92211