

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:

CONDITIONAL USE PERMIT NO. 3708 – Intent to Adopt a Mitigated Negative Declaration – EA42719 – Applicant: Verlon Strauss on behalf of Southeastern California Conference of Seventh Day Adventists – Architect: Fletemeyer & Less Associates, Chad Fletemeyer – Fourth Supervisorial District – Riverside Extended Mountain Area Plan – Open Space-Conservation and Open Space-Rural. Location: 58000 Apple Canyon Road – 315 gross acres of which camp facilities occur on 56 acres – Zoning: N-A-160 – **REQUEST: Conditional Use Permit No. 3708** proposes to replace Public Use Permit (PUP) 00431, issued in 1981 by the County of Riverside to the Pine Springs Ranch (PSR), by providing a long-range Master Plan of Facilities and implementation of Phase 1 improvements. The Master Plan for PSR, which has operated at its current location since 1961, includes long-range improvements to enhance the guest experience, including revising the on-site circulation, replacing outdated structures and structures impacted by the recent fire, improvements to the overall camp and retreat center operations including the dining capacity, meeting room capacity, recreation, and support facilities, and installation of a recirculating stream system. Phase 1 improvements include the new dining hall, three prototype cabin units, a multipurpose building, snack shop, classrooms, maintenance facilities, and the new entry gatehouse in addition to on-site circulation improvements, site grading, and landscape improvements. It is estimated that all phases would be completed over 15 to 25 years, as financial resources allow. APN: 567-230-001.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **July 19, 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: <https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2022-Directors-Hearing-Meeting>. For further information regarding this project, please contact Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2022-Directors-Hearing-Meeting>.

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 <https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2022-Directors-Hearing-Meeting>

The Public Review Period to comment on the environmental document is from 9 June, 2022, to 9 July 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: RUSSELL BRADY
P.O. Box 1409, Riverside, CA 92502-1409