

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**Intent to Adopt a Mitigated Negative Declaration** – Applicant and Project Representative: Hamo Rostamian (HRI Development) - Fourth Supervisorial District - Bermuda Dunes District - Location: Location: North of Hidden River Road, south of 42<sup>nd</sup> Avenue, east of Washington Street and west of Calico Glen Drive – 2.44 gross acres – Community Development: High Density Residential (CD:HDR) and Community Development: Medium Density Residential (CD:HDR) - Zoning: R-1-12000 (One-Family Dwellings – 12,000 square-foot minimum lot size) and R-3-2000 (General Residential – 2,000 square-foot minimum lot size).

**GENERAL PLAN AMENDMENT No. 210003, CHANGE OF ZONE No. 2100010, TENTATIVE PARCEL MAP No. 38113 and PLOT PLAN No. 210015** – Applicant and Project Representative: Hamo Rostamian (HRI Development) - Fourth Supervisorial District – Bermuda Dunes District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD:HDR) and Community Development: Medium Density Residential (CD:HDR) – Location: North of Hidden River Road, south of 42<sup>nd</sup> Avenue, east of Washington Street and west of Calico Glen Drive – Zoning: General Residential (R-3-2,000) and One-Family Dwellings (R-1-12,000) – 2.44 gross acres. **REQUESTS: General Plan Amendment No. 210003** proposes to change the property’s (General Plan) Land Use Designation to Community Development: Mixed Use (CD:MU); **Change of Zone No. 2100010** proposes to change the zone for the property to Mixed Use (MU); **Tentative Parcel Map No. 38113** proposes to subdivide one lot into two lots; **Plot Plan No. 210015** proposes the construction of a new, single-story daycare center to comprise 9,990 square feet of floor area with maximum enrollment of 180 children, in conjunction with new playground area, landscaping, lighting and parking facilities. - APN: 609-020-024 - Project Planner: Jose Merlan (Principal Planner); 951-955-0314; [jmerlan@rivco.org](mailto:jmerlan@rivco.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 (MND). The Planning Commission and the County Board of Supervisors will consider the proposed Project and draft MND at future noticed public hearings. The MND is available for review online via the Planning Department website at <https://planning.rctlma.org>, listed under “CEQA Environmental Noticing.”

**The public review period for the environmental document (MND) is from Wednesday, July 17, 2024, through Tuesday, August 15, 2024.** Comments on the MND must be submitted in writing (traditional mail or email) and received before close of business at the conclusion of the noted review period.

Please send any written correspondence to:

Riverside County Planning Department  
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