

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:

PLOT PLAN NO. 190033 – Intent to Adopt a Mitigated Negative Declaration – CEQ190138 - Applicant: Brad Rechtfertig – Engineer/Representative: The Stevens Group – Third Supervisorial District – Idyllwild Zoning District – Riverside Extended Mountain Area Plan – Village Tourist Policy Area - Community Development: Commercial Retail (CD-CR) - Community Development Medium Density Residential (CD-MDR) – 0.76 Acres – Zoning: Scenic Highway Commercial (C-P-S) - Village Tourist Residential (R-3A) – Location: Northwesternly of Fir Street and North Circle Drive, Idyllwild, CA - **REQUEST:** A Plot Plan to construct a three (3) story, 3,556 sq. ft., 12-room resort hotel, 664 sq. ft. detached innkeepers residence, guest swimming pool, and parking lot with associated driveway and paths. An elevator will be included and will be a LULA (limited use, limited access, ADA compliant). The project is expected to have three (3) employees – APN: 563-264-012.

TIME OF HEARING:	1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING:	JANUARY 10, 2022
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER 12 th FLOOR, CONFERENCE ROOM A 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/> For further information regarding this project, please contact Project Planner: Brett Dawson at (951) 955-0972 or via email at: bdawson@rivco.org or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

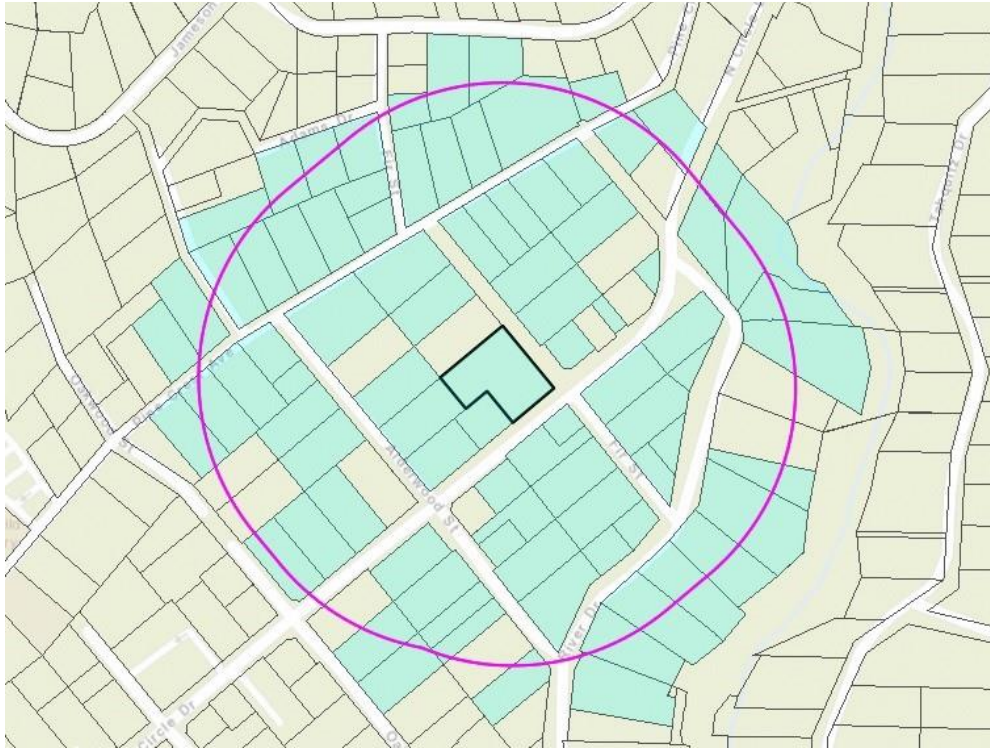
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, 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 on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROJECT: Plot Plan No. 190033



Maps and data are for reference purposes only. Map features are approximate.
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.