

## NOTICE OF PUBLIC HEARING

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. 210137 (PPT210137) – No New Environmental Documentation is Required** – Applicant: Seppi Esfandi – Engineer/Representative: Benjamin Egan, Egan Civil Inc. – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Area Plan: Community Development: Light Industrial (LI) – Location: north of Watt Court, east of Rio del Sol Road, south of 30<sup>th</sup> Avenue, and west of Robert Road – Lot 1/Parcel 1 is 0.65 Gross Acres and Lot 2/Parcel 2 is 0.60 Gross Acres, both totaling 1.25 Gross Acres- Zoning: Manufacture Service Commercial – (M-SC). **REQUEST: PLOT PLAN NO. 210137** proposes two (2) industrial buildings on two (2) separate lots. Both buildings will be two (2) stories and each lot will hold its own building. Building 1, Lot 1 will consist of a first floor office area of 1,000 sq. ft., a second floor office area consisting of 1,000 sq. ft., and a 5,370 sq. ft. warehouse, for a total of 7,370 sq. ft. Building 2, Lot 2 will consist of a first floor office area of 1,000 sq. ft., a second floor office area consisting of 1,000 sq. ft., and a 4,680 sq. ft. warehouse, for a total of 6,680 sq. ft. APN(s): Building 1 will be located on APN 650-380-001; Building 2 will be located on APN 650-380-002.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: **MARCH 7, 2022**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> 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 Jason Allin at (951) 955-3107 or email at [jasallin@rivco.org](mailto:jasallin@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Director will consider the proposed application at the public hearing. 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>.

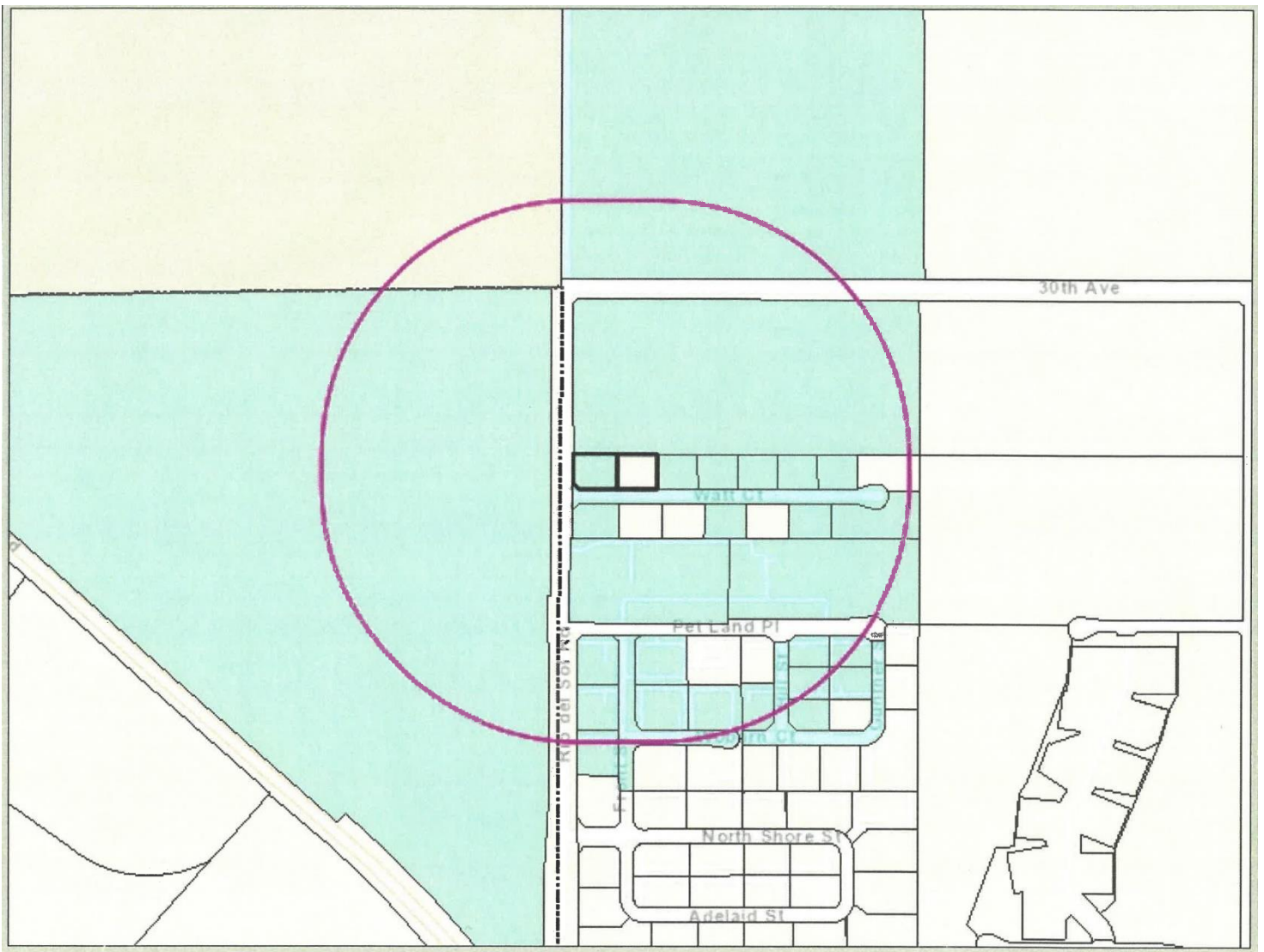
Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning 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 you challenge this project in court, you may be limited to raising only those issues you or someone else 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: JASON ALLIN**  
P.O. Box 1409, Riverside, CA 92502-1409



## PROJECT: PLOT PLAN NO. 210137



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.