

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. 210024, REVISION NO. 1 – Intent to Adopt a Mitigated Negative Declaration – CEQ210045
– Applicant: Jeule Ranch Golf Club – Representative: Robert Flores – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Agriculture: Agriculture (AG-AG) – Location: North of 70th Avenue, west of Lemon Blossom Lane, south of 68th Avenue, and east of Van Buren Street – 299.0 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The Revised Plot Plan is a proposal to add interim facilities to support the currently approved full length 18-hole golf course that also includes a 9-hole practice area/driving range, a 40 space parking lot, and a golf course irrigation reservoir and a detention basin. The additional facilities include a clubhouse area, maintenance facility, and expanded parking area with a total of 145 parking spaces for guests. The Revision would also allow for up to 350 memberships with up to 250 persons (members and guests) at the golf club at any one time. APN(s): 751-250-001, 751-250-003, and 751-250-005.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 28, 2022**
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 Russell Brady at (951) 955-3025 or email at rbrady@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>

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