

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. 210008 (PPT210008) – Exempt from California Environmental Quality Act (CEQA), per State CEQA Guideline Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense) – Applicant: WEW Construction, Inc., c/o William Wright – Engineer/Representative: Leland Cole - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Area Plan – Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) - Rural: Rural Residential (R-RR) (5 Acre Min.) – Location: Southerly of Vista Chino Road, easterly of Rio del Sol Road, and westerly of Sierra del Sol Road – 15.0 Acres – Controlled Development Areas (W-2-5) & Manufacturing-Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 210008 is a proposal for the entitlement of an existing 5-acre contractor's storage yard to be utilized for the storage of heavy demolition service and construction site clean-up equipment. This equipment includes dump trucks, dumpsters, pick-up trucks and trailers, and storage containers for small tool storage. Construction materials, such as fill dirt and rock, will also be present on-site. The hours of operation are Monday to Saturday from 7:00 a.m. to 5:00 p.m., with approximately 14 vehicle trips per a day. There are eight (8) full-time employees; two (2) employees visit the yard in the morning and evening to pick up and drop off trucks/equipment needed for the day, and the remaining six (6) employees travel to and from the job sites directly in the personal vehicles. No customers visit the subject site at any time. APN: 648-110-009.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **DECEMBER 12, 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: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). 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 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: Kathleen Mitchell
P.O. Box 1409, Riverside, CA 92502-1409