

# NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1227 (Entitlement/Policy Amendment) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15601(b)(3) (Activities Covered by General Rule Exemption) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Properties within the Rural and Rural Community Foundation Components of Riverside County – **REQUEST**: General Plan Amendment No. 1227 proposes to revise the Land Use Element policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses to establish in areas that are supported by the rural communities. The proposed amendment simplifies the policies to provide the opportunity to integrate appropriately scaled commercial uses to service rural area of the County. It also clarifies that the small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay.

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **MAY 16, 2018**  
PLACE OF HEARING: STEVE ROBBINS ADMINISTRATION BUILDING  
COACHELLA VALLEY WATER DISTRICT  
ADMINISTRATION BOARD ROOM  
75515 HOVLEY LANE EAST, PALM DESERT, CA 92211

For further information regarding this project please contact the Project Planner, Phayvanh Nanthavongdouangsy, at (951) 955-6573 or email [Pnanthav@rivco.org](mailto:Pnanthav@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 the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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: Phayvanh Nanthavongdouangsy  
P.O. Box 1409, Riverside, CA 92502-1409