

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 a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 2000005 – Applicant: Shaden Salah – CEQA Exempt - Engineer/Representative: K&A Engineering, Inc. – Third Supervisorial District – Homeland Area – Harvest Valley/ Winchester Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of El Centro Avenue, West of Truelson Avenue, and South of State Highway 74 – 0.39 gross acre – Existing Zoning: Rural Residential (R-R) – **REQUEST:** A change of zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to provide zoning consistency with the site's underlying General Plan Land Use designation of Community Development: Commercial Retail (CD:CR). – APN: 458-224-010 – Related Cases: N/A – Concurrent Cases: N/A

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	JULY 1, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 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 will be available on the Planning Department website at: <https://planning.rctlma.org/>. Project Planner Rob Gonzalez at (951) 955-9549 or email at rgonzalez@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 project is covered by the Common Sense Exemption, CEQA Guidelines Section 15061(b) (3) since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The project meets these criteria since it is a stand-alone Change of Zone application requesting zoning consistency with the underlying land use designation. The subject property is improved with an existing commercial building historically used as a retail gift shop and it is likely that the project will continue operating as retail use. Currently, there are no plans to modify the existing structure or site. The Project does not approve any development of the site, nor does it disturb the existing physical environment. Therefore there is no possibility that the activity in question may have a significant effect on the environment. Any future development requiring a discretionary review will be subject to further CEQA review. **Therefore, no further environmental review is required at this time.**

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

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, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received during or after the meeting will be distributed to the Planning Commission 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 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: Rob Gonzalez, P.O. Box 1409, Riverside, CA 92502-1409