

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:

TENTATIVE PARCEL MAP NO. 37676 (TPM37676) – No New Environmental Document Required – EIR552 – Applicant: Speedway Developments, LLC – Engineer/Representative: K&A Engineering – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Light Industrial (CD-LI) – Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, and northeasterly of Interstate 15 – 33.46 Gross Acres – Zoning: Manufacturing – Service Commercial (MS-C) – **REQUEST:** The **TENTATIVE PARCEL MAP** is a proposal for a Schedule “E” subdivision of 33.46 gross acres into 17 lots reflecting the development approved under PP26290 and future development yet to be proposed. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	JULY 15, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner Russell Brady at (951) 955-3025 or email at rbrady@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 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 Street 12th Floor, Riverside, CA 92501. Please contact the project planner regarding additional viewing methods.

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. 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: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409