

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:

CONDITIONAL USE PERMIT NO. 200029 and DEVELOPMENT AGREEMENT NO. 2000014 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – CEQ200066 – Applicant: Anthony Hicks – Fifth Supervisorial District – Cabazon District – The Pass Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Northerly of Seminole Drive, easterly of Millard Pass Road, southerly of Service Road, and westerly of Deep Creek Road – 0.13 Acres – Scenic Highway Commercial (C-P-S) – **REQUEST:** Development Agreement No. 2000014 is a proposal whereby the applicant enters into a development agreement with the County of Riverside, consistent with the County's Cannabis Ordinance, and it includes terms for providing a community benefit to the Cabazon District. Conditional Use Permit No. 200029 proposes to occupy an existing 4,916 sq. ft. building to be used as a storefront cannabis retail business with delivery. APN: 519-190-032.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JULY 21, 2021**
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/>.

For further information regarding this project please contact the Project Planner Gabriel Villalobos (951) 955-6184 or email at gvillalo@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 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, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. 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 before and during 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: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING

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CHANGE OF ZONE NO. 1900025 – No New Environmental Document Required – Applicant: Partners in Wine, LLC c/o Kurt Tiedt – Engineer/Representative: Creative Heights Designs, Inc. c/o Moise Villegas – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Policy: Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of De Portola Road, southerly of Avenida Verde, easterly of Pauba Road, and westerly of Shiraz Way – 14.50 Gross Acres – Zoning: Existing: Citrus/Vineyard (C/V) – Proposed: Wine Country – Winery Existing (WC-WE) – **REQUEST:** Change of Zone No. 1900025 (CZ1900025) changes the existing zone classification of Citrus/Vineyard (C/V) to Wine Country – Winery Existing (WC-WE) for APN 927-630-022 which is comprised of approximately 14.50 gross acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 927-630-022.

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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 is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods or to schedule an appointment.

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, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. 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 before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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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 PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 37398 and PLOT PLAN NO. 26346 – Intent to Adopt a Mitigated Negative Declaration – EA43062 – Applicant/Representative: AVA Property Investments, LLC – Engineer/Rep.: Proactive Engineering West, Inc. – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Willows Avenue, southerly of Murrieta Hot Springs Road, easterly of Winchester Road, and westerly Sky Canyon Road – 10.98 Gross Acres – Zoning: Specific Plan No. 213 (Planning Area 24) – **REQUEST:** Tentative Parcel Map No. 37398 is a proposal for a Schedule “E” subdivision of two (2) current parcels totaling 10.98 gross acres into five (5) commercial lots with a minimum lot size of 0.68 acres. Plot Plan No. 26346 is a proposal for the siting, construction, and development of approximately 56,060 total building sq. ft. of a commercial and retail center on a 10.98 gross acre site. The Plot Plan includes the construction of five (5) buildings, including a grocery store, retail store, tire shop, drive through restaurant, and a car wash. A total of 308 parking stalls will be provided. APN’s: 920-120-034 and 920-120-035.

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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 Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration 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, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. 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 before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If you challenge this project in court, you may be limited to raising only those issues you or someone else 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.

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NOTICE OF PUBLIC HEARING
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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 PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 210009 and PLOT PLAN NO. 210001 – Intent to Adopt a Mitigated Negative Declaration – CEQ200005 – Applicant: Michael Ramirez – Engineer: Tom Lau – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Jean Nicholas Road, southerly of Ron Roberts Way, easterly of Elliot Road, and westerly of Winchester Road – 2.94 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Change of Zone No. 210009 proposes to change the site’s zoning classification from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). Plot Plan No. 210001 proposes the construction of a 5,185 sq. ft. convenience store, 5,320 sq. ft. canopy for 16 gas dispensers, 2,315 sq. ft. express car wash, and 2,226 sq. ft. specialty coffee drive-through on a 2.94 gross acre site. A total of 62 parking spaces are proposed. APN: 480-462-004.

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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 Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

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TENTATIVE PARCEL MAP NO. 37946 and CHANGE OF ZONE NO. 2000029 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: 4M Engineering, c/o Matt Liesemeyer – Engineer/Representative: Brian Hess – First Supervisorial District – South Elsinore Area Zoning Area – Elsinore Area Plan – Medium Density Residential (MDR) – Location: 19671 Grand Avenue, Lake Elsinore, CA, 92530 – Northerly of Marvella Lane, westerly of Grand Avenue, and southerly of Skylark Drive – 0.81 Gross Acres – Current Zoning: Rural-Residential (R-R) – Proposed Zoning: One-Family Dwellings (R-1) – **REQUEST:** Tentative Parcel Map No. 37946 is a proposal for a Schedule “F” subdivision of approximately 0.81 gross acres into tow (2) parcels with a minimum lot size of 0.27 acres. No grading or improvements are proposed for this subdivision. Change of Zone No. 2000029 is a proposal to change the subject site’s existing zoning classification from Rural Residential (R-R) to One-Family Dwellings (R-1) to accommodate the size of the parcels that will result from the subdivision, as well as put the land into consistency with the County Initiated General Plan Land Use designation of Medium Density Residential (MDR). APN: 370-200-061.

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For further information regarding this project please contact the Project Planner Kathleen Mitchell (951) 955-6836 or email at kmitchell@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 is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

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