

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. 37675 (TPM37675) and PLOT PLAN NO. 190025 (PPT190025) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), 15315 (Minor Land Divisions), and 15061 (Common Sense Exemption) – Owner/Applicant: Michael Griswold – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) – Location: Southerly of Interstate 10 and Country Club Drive, northerly of Bermuda Dunes Airport, easterly of Adams Street, and westerly of Jefferson Street – 0.70 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Tentative Parcel Map No. 37675 proposes a Schedule “E” subdivision that will create a single parcel of 0.70 acres with five (5) Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The condominium units consist of Unit 1 consisting of 1,660 sq. ft., Unit 2 consisting of 1,125 sq. ft., Unit 3 consisting of 1,125 sq. ft., Unit 4 consisting of 1,350 sq. ft., and Unit 5 consisting of 1,375 sq. ft. Plot Plan No. 190025 proposes to construct a 6,748 sq. ft. metal sided building up to 24 feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for the above-described five (5) condominium units with common areas for parking, landscaping, and retention basin.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	AUGUST 19, 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 only. 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 Jay Olivas at (760) 863-7050 or email at jolivas@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. Public access to this meeting will not be available. 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: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409