

**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:

**CONDITIONAL USE PERMIT NO. 190004 – Intent to Adopt a Mitigated Negative Declaration – CEQ190056 –** Owner/Applicant: Villa Park Trucking, Inc. – Representative: Fagelson Consulting – Fourth Supervisorial District – Lower Coachella Valley District Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) – Location: Southerly of Airport Boulevard, westerly of Orange Street, and easterly of State Highway 111/Grapefruit Boulevard – 2.66 Acres – Zoning: Manufacturing-Service Commercial (M-S-C) – **REQUEST:** Conditional Use Permit No. 190004 proposes a private truck storage yard to fuel and weigh a private fleet while providing parking for two (2) to four (4) semi-trailer trucks and approximately four (4) to eight (8) sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project will also include a 480 sq. ft. office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot weigh station; and metal storage container(s). The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m. during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **DECEMBER 2, 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/>. For further information regarding this project please contact Project Planner Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto: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 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.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jay Olivas  
P.O. Box 1409, Riverside, CA 92502-1409