

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. 180008 – CEQ180036 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Sameh Ibrahim – Engineer: Robert Reiner, Ventura Engineering Inland, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Mixed Use Area (CD:MUA) – Zoning: Mixed Use (MU) – Location: north of Elmwood Street, south of Cajalco Road, east of Haines Street, and west of Clark Street – 1.68 Acres. **REQUEST: CONDITIONAL USE PERMIT NO. 180008** proposes to construct a neighborhood shopping center to include a service station, mini-mart with drive through, and a restaurant with drive through and/or single or multi-tenant uses. Proposed structures will be comprised of approximately 9,128 sq. ft. and 85 parking spaces are proposed. The sale of beer and wine will be provided at the mini-mart/convenience store for off-premise consumption. Access will be provided onto the site from Cajalco Road and Clark Street. APN's 318-140-007, 318-140-028, and 318-140-029.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **APRIL 6, 2022**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at <https://planning.rctlma.org/Public-Hearings/Planning-Commission/2022-Planning-Commission-Meetings>. For further information regarding this project, please contact Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <https://planning.rctlma.org>.

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 mitigated negative declaration for the proposed project is available for review online on the Planning Department website at <https://planning.rctlma.org>, listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website at <https://planning.rctlma.org/Public-Hearings/Planning-Commission/2022-Planning-Commission-Meetings>.

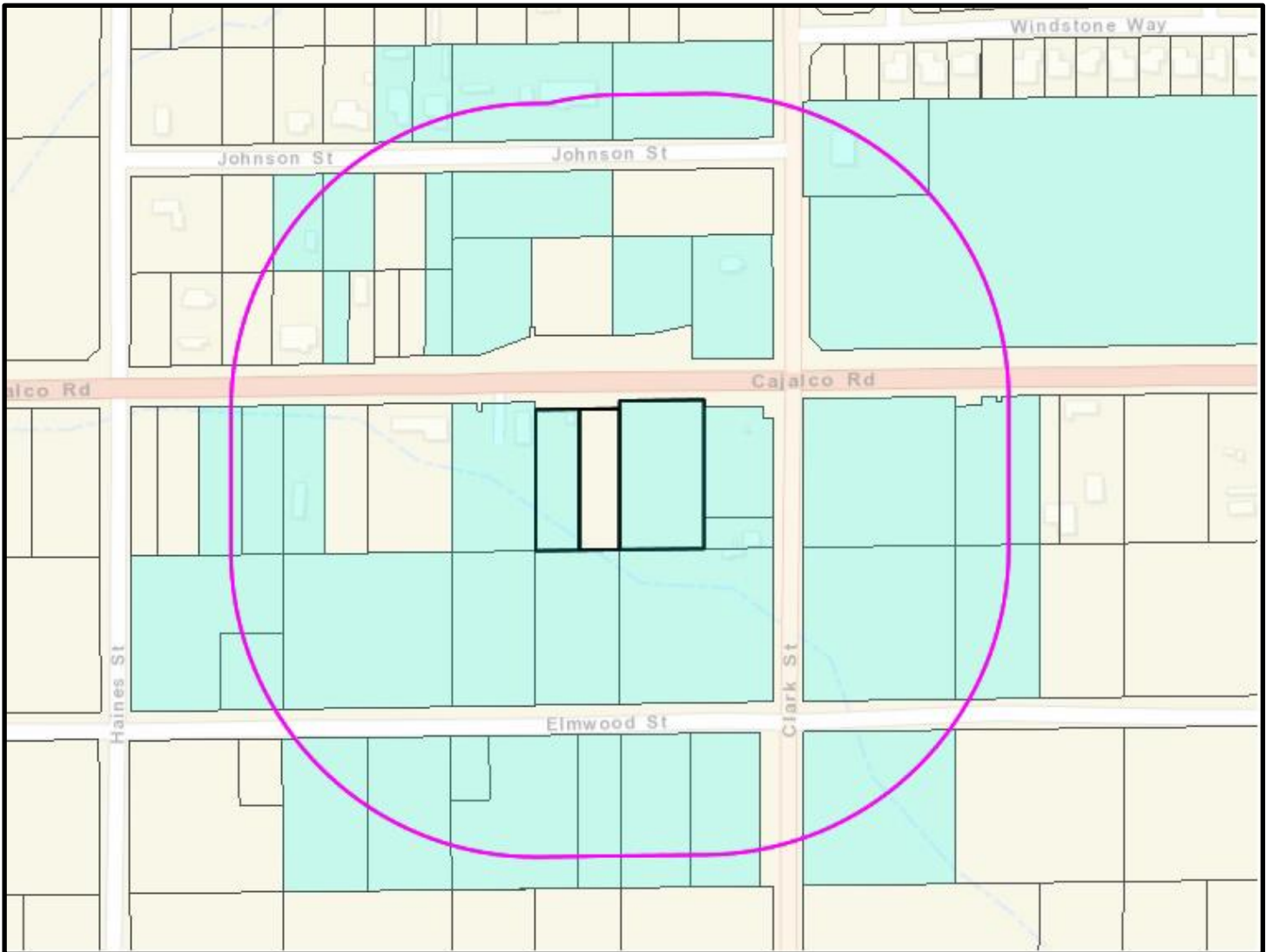
Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning 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: **Deborah Bradford**
P.O. Box 1409, Riverside, CA 92502-1409



PROJECT: CONDITIONAL USE PERMIT NO. 180008



Maps and data are for reference purposes only. Map features are approximate.
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.