

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

**PLOT PLAN NO. 180036 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15304 (Minor Alterations to Land) – Owner/Applicant: Nasca Family Trust / Dan Nasca – Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan – Community Development: Light Industrial (CD-LI) – 18.61 Acres – Location: Southerly of Interstate 10, northerly W. 14<sup>th</sup> Street, westerly of Arrowhead Boulevard, easterly of State Highway 78 (S. Neighborhood Blvd.) more specifically located at 13400 14<sup>th</sup> Street – Zoning: Medium Manufacturing (M-M) – **REQUEST:** Plot Plan proposes to construct two (2) 3,000 sq. ft. utility metal storage buildings at 18-feet in height on a concrete pad within central property portion of subject property with access drive. Plot Plan also proposes to maintain existing vehicle impound yard with existing 5,600 sq. ft. office building at 18-feet in height with an existing gravel parking lot. Proposed Plot Plan No. 180036 replaces prior approval of Plot Plan No. 18990 on subject property. .

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **APRIL 22, 2019**  
PLACE OF HEARING: PALM DESERT PERMIT CENTER  
77-588 EL DUNA CT., SUITE H  
PALM DESERT, CA 92211

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 Director's Hearing 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 Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:30 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501 or the Desert Office, 77588 El Duna Court Suite H, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

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 Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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 Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director 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  
77588 El Duna Court Suite H, Palm Desert, CA 92211