

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. 17669, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15311 (Accessory Structures), and Section 15061(b)(3) (Review for Exemption) – Applicant: Coachella Charter Holding, LLC – Representative: STK Architecture – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture (AG) (10 Acre Minimum) – Location: Northerly of 51st Avenue, easterly of Calhoun Street, and westerly of Van Buren Street located at 50930 Calhoun Street – 13.64 Acres – Zoning: Light Agriculture (A-1) – **REQUEST: Plot Plan No. 17669, Revised Permit No. 2** proposes to add a new modular classroom building with 10 single-story attached classrooms, totaling 9,504 sq. ft., with an additional 11 parking spaces (total 76-space parking lot), replacing prior Plot Plan No. 17669R1. The new proposed modular classroom building of 9,504 sq. ft. is located at an existing public charter school (K-8), constructed with private funding, with existing accessory classrooms totaling 23,611 sq. ft. (totaling 33,115 sq. ft. with modular addition), existing gymnasium totaling approximately 10,000 sq. ft., along with other existing related facilities including three (3) existing maintenance and storage buildings totaling approximately 8,000 sq. ft., approximate 5,000 sq. ft. outdoor pool area, 1,800 sq. ft. caretakers dwelling, 1,523 sq. ft. restroom building, existing outdoor recreational sports fields for soccer and softball, separate playground area, with existing parking lot and existing retention basins.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **MAY 13, 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, 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 12th 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