

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 DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

Plot Plan No. 200023 – Intent to Adopt a Mitigated Negative Declaration – EA40473 – Applicant: Hemet Retail Center – Engineer/Representative: Rick Engineering – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 floor area ratio) – Location: Northerly of Old State Highway, easterly of State Highway 79, southerly of State Highway 74 – 1.22 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Plot Plan No. 200023 is a proposal for the construction and operation of a total of 4,425 sq. ft. of commercial building area on 1.22 gross acres consisting of a 2,000 sq. ft. commercial retail space, a 2,425 sq. ft. fast food space with drive thru, and 900 sq. ft. serving area. The development will include a trash enclosure, parking, and associated landscaping. A median would be installed on State Highway (SH) 79 from the SH-74/SH-79 intersection, south beyond Old State Highway, eliminating access to Old State Highway from southbound traffic on SH-79. Striping would be reconfigured on SH-79 to change the number and width of lanes on SH-79. Off-site roadway improvements have been designed in coordination with Caltrans. APN: 458-212-001 and 458-212-002.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **MARCH 15, 2021**
PLACE OF HEARING: PALM DESERT PERMIT CENTER
77-588 EL DUNA CT., SUITE H
PALM DESERT, CA 92211

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: Brett Dawson at (951) 955-0972 or email at bdawson@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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director 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. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director 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 Director 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 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409