

## 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:

**TENTATIVE PARCEL MAP NO. 38229 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: Intersec Power c/o Amber Buric – Engineer/Representative Wallace Group – Fourth Supervisorial District – Palo Verde Valley – Chuckwalla Zoning Area – General Plan: Open Space (OS) – Agriculture (AG) – Zoning: Manufacturing-Medium (M-M) – Location: Northerly West Hobson Way, southerly of 10<sup>th</sup> Avenue, and westerly of Stephenson Boulevard – **REQUEST:** The Tentative Parcel Map is a proposal for a Schedule “J” subdivision of approximately 729.35 gross acres into two (2) parcels that are 30.88 gross acres and 698.47 gross acres, respectively. The Schedule “J” subdivision is for the division of land only. Future land uses on the project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses. APN’s: 824-080-005, 821-110-004, 821-120-025, 821-120-026, 821-120-027, 821-120-029, 821-120-039, 821-110-004, and 821-120-038.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **AUGUST 16, 2021**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> FLOOR, CONFERENCE ROOM A  
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 is available on the Planning Department website at: <https://planning.rctlma.org/> For further information regarding this project, please contact Project Planner Travis Engelking at (951) 955-1417 or email at [tenelki@rivco.org](mailto:tenelki@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 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 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: Travis Engelking  
P.O. Box 1409, Riverside, CA 92502-1409