

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. 200001 – No Further Environmental Documentation is Required – Applicant: Reserve 6, LLC – Engineer/Representative: Egan Civil, Inc. – Fourth Supervisorial District – Thousand Palm District – Western Coachella Valley: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Watt Court, southerly of 28th Avenue, easterly of Rio Del Sol, and westerly of Monte Vista Way – 2.0 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** A proposal for four (4) industrial buildings on four (4) separate contiguous vacant lots (lots 3, 4, 5, 6 of PM32789). The buildings range in size from 5,505 to 6,090 sq. ft. The project proposes associated onsite improvements which include paving, parking, and landscaping.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **SEPTEMBER 28, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only. 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 Rob Gonzalez at (951) 955- 9549 or email at Rgonzalez@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. Public access to this meeting will not be available. 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: Rob Gonzalez
P.O. Box 1409, Riverside, CA 92502-1409