

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:

PLOT PLAN NO. 210024 – Intent to Adopt a Mitigated Negative Declaration – CEQ210045 – Applicant: Elizabeth Collins – Engineer: George Muhlsten and David Thompson – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Agriculture: Agriculture (AG-AG) – Location: Northerly of 70th Avenue, southerly of 68th Avenue, easterly of Van Buren Street, and westerly of Lemon Blossom Lane – 299.0 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The project proposes the development of a full length 18-hole golf course to also include a 9-hole practice area, lemon/mango grove, a 40 space parking lot, a golf course irrigation reservoir and a detention basin. APNs: 751-250-001, 751-250-002, and 751-250-003.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 13, 2021**
PLACE OF HEARING: Riverside County Desert Permit Assistance Center
77-588 El Duna Court, 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 is available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact Project Planner Manuel Baeza at (951) 955-9294 or email at mbaeza@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 online on the Planning Department website at <https://planning.rctlma.org/>, listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

The public review period for the mitigated negative declaration is from November 9, 2021 to December 8, 2021. Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone during the public review period; or, you may appear and be heard at the time and place noted above. 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: Manuel Baeza
P.O. Box 1409, Riverside, CA 92502-1409