

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. 210129 – No Further Environmental Review is Required – EA41623 - Owner/Applicant: Alms Underground Construction, Inc. Representatives: Tama Egan/Benjamin Egan - Fourth Supervisorial District – Manufacturing-Service Commercial (M-SC) Zoning - Location: Northerly of Watt Court, and easterly of Rio del Sol Road – **REQUEST:** Plot Plan No. 210129 proposes the construction of two (2) industrial buildings, each 4,080 sq. ft. in size on separate lots with site improvements. Both lots have a lot area of .53 acres. Building 1 will be located on APN 650-380-012, building 2 will be located on APN 650-380-011.

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 Jason Allin at (951) 955-3107 or email at jasallin@rivco.org, or go to the County Planning Department's Planning Commission 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) and No Further Environmental Review is Required because all potentially significant effects on the environment have been adequately analyzed in the previously approved Environmental Impact Report. The Planning Director will consider the proposed application at the public hearing. 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/PublicHearings>.

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; 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: Jason Allin
P.O. Box 1409, Riverside, CA 92502-1409