

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 the project shown below:

PLOT PLAN NO. 25776 – Intent to Adopt a Mitigated Negative Declaration – EA42777– Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, and easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18) – **REQUEST:** Plot Plan to permit the phased development of a 14.53-acre site that will include the construction and operation of a 58-foot-tall 31,500 sq. ft. worship center (with a 50-foot roof height and an additional eight-foot architectural element), a two (2) story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, a two (2) story 16,800 sq. ft. classroom and office building, a two (2) story 19,800 sq. ft. elementary school building, a two (2) story 16,250 sq. ft. preschool building with adult education classrooms, a parking lot with 605 parking stalls, a playground and separate tot lot area, and all other improvements necessary and required for the development of the project site, including three (3) water quality basins.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 18, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@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 may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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: Dionne Harris
P.O. Box 1409, Riverside, CA 92502-1409