

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 the project shown below:

PLOT PLAN NO. 26221 – Intent to Adopt a Negative Declaration – EA43006 – Owner/Applicant: FD Partners, LLC – Representative: Cosbey Watson – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: Southerly of 2nd Street, easterly of Date Palm Street, and westerly of Brown Street at the southeast corner of 2nd Street and Date Palm Street – 1.0 Gross Acres – Zoning: Scenic-Highway Commercial (C-P-S) – **REQUEST:** Plot Plan No. 26221 proposes an 8,352 sq. ft. single-story retail commercial building up to 32-feet in height with approximately 43-parking spaces, trash enclosure, and drainage features. The 1.0 gross acre project area for Plot Plan No. 26221 also contains an existing 1,670 sq. ft. U.S. Post Office Building up to approximately 12-feet in height with approximately 14-parking spaces located within Assessor's Parcel Number (APN) 727-193-028. The overall project area consists of three (3) APN's including APNs 727-193-027, 727-193-028, and 727-193-041.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **JUNE 4, 2018**
PLACE OF HEARING: PALM DESERT PERMIT CENTER
77-588 EL DUNA CT., SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@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 negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed 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 the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 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: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409