

**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 PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**TENTATIVE PARCEL MAP NO. 35671R1, CONDITIONAL USE PERMIT NO. 3782, PLOT PLAN NO. 26367 – Intent to Adopt a Mitigated Negative Declaration – EA43069 – Applicant: Dan Long – Engineer/Representative: Albert A Webb Associates – Third Supervisorial District – Highway 79 Policy Area – Specific Plan No. 293 Winchester Hills, Area 42– Harvest Valley/Winchester Area Plan – Winchester Area Zoning District – General Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – 17.56 acres – Zoning: Specific Plan (SP 293) Planning Area 42 – Location: Northerly of Holland Road, southerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Beeler Road – **REQUEST:** A Tentative Parcel Map for a Schedule “E” commercial subdivision of 17.56 acres into nine (9) commercial parcels, a Conditional Use Permit for a Mini Warehouse Facility, two drive thru restaurants and sales of beer and wine for off site consumption and a Plot Plan to construct a shopping center. The shopping center will consist eight (8) buildings including a gas station and convenience store totaling approximately 90,900 sq. ft. The plot plan includes and a 16,800 sq. ft. water quality basin. The mini warehouse facility will consist of six (6) storage buildings and an office/caretaker facility.**

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JUNE 5, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission 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 12<sup>th</sup> 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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: Brett Dawson  
P.O. Box 1409, Riverside, CA 92502-1409