

NOTICE OF PUBLIC HEARING

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:

CHANGE OF ZONE NO. 1900020 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)3 (General Rule) – Applicant: Carl Mauger – Engineer/Representative: Stefan Lanthier – Fifth Supervisorial District – Western Coachella Valley Area Plan (General Plan): Community Development: Light Industrial (CD-LI) – Pass & Desert District Zoning Area – Zoning: Controlled Development Areas (W-2) – Location: Northerly of Dillion Road, easterly of N. Indian Canyon Drive, southerly of 16th Avenue, and westerly of Little Morongo Road – Area: 2.42 Acres – **REQUEST:** the proposal is to change the existing zoning classification of approximately 2.42 acres from W-2 (Controlled Development Area) to M-SC (Manufacture Service Commercial) to be consistent with the existing General Plan designation. APN's 666-190-004 and 666-190-006.

TIME OF HEARING:	9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING:	OCTOBER 16, 2019
PLACE OF HEARING:	STEVE ROBBINS ADMINISTRATION BUILDING COACHELLA VALLEY WATER DISTRICT ADMINISTRATION BOARD ROOM 75515 HOVLEY LANE EAST, PALM DESERT, CA 92211

For further information regarding this project please contact the Project Planner Travis Engelking at phone (951) 955-1417 or email at TEngelki@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). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 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 Commission, and the Planning Commission 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 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: Travis Engelking
P.O. Box 1409, Riverside, CA 92502-1409