

NOTICE OF PUBLIC HEARING
and
INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR)

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:

SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 2, PLOT PLAN NO. 200012, and CONDITIONAL USE PERMIT NO. 200023 – Consider Addendum to Certified Environmental Impact Report No. 376 – Applicant: Diamond Valley, LLC c/o Jeff Dinkin and Hannah Woskow – Engineer/Representative: Albert A. Webb Associates c/o Fayres Hall – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD:CR) – Highway 79 Policy Area – Location: northerly of Domenigoni Pkwy, easterly of Rice Rd, southerly of Olive Ave, and westerly of Hwy 79/Winchester Rd – 25.48 Gross Acres – Zoning: Specific Plan no. 288, Amendment No. 2 (SP288A2) The Crossroads in Winchester – Planning Area 3. **REQUEST: Specific Plan No. 288, Substantial Conformance No. 2** is a proposal to adjust the dwelling unit (DU) allocation for Planning Areas (PA) 1 and 6. PA 1 would increase from 106 DU to 128 DU and PA 6 would decrease from 154 DU to 124 DU, for an overall decrease of 8 DU for the PAs from 925 DU to 917 DU. Additionally, the Substantial Conformance would modify the trail system throughout most undeveloped areas within the SP. **Plot Plan No. 200012** is a proposal to develop approximately 42,329 sq. ft. of commercial retail on 12.62 gross acres of TPM36545 for a shopping center which would include the following: Parcel 7 - a multi-tenant retail building; Parcels 8 and 9 - drive-thru restaurants; Parcel 10 – a retail building; Parcel 11 – two (2) drive-thru restaurants; Parcel 12 – a multi-tenant retail building with a drive-thru; Parcel 13 – a dual drive-thru restaurant; Parcel 14 – a self-service gas station/convenience store with canopied fuel pumps. Parking consisting of 304 spaces, including 19 ADA and 19 EV spaces. **Conditional Use Permit No. 200023** is a proposal to allow for the sale of beer and wine for off-site consumption for the gas station and a detached drive-thru carwash. The sale of beer and wine would not occur between the hours of 2:00 a.m. and 6:00 a.m. APN: 461-220-037.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	FEBRUARY 16, 2022
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1 ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

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 Tim Wheeler at (951) 955-6060 or email at twheeler@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 project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The environmental impact report and addendum for the proposed project are available for review online on the Planning Department website at <https://planning.rctlma.org/>, listed under Environmental Documents. 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/Public-Hearings>.

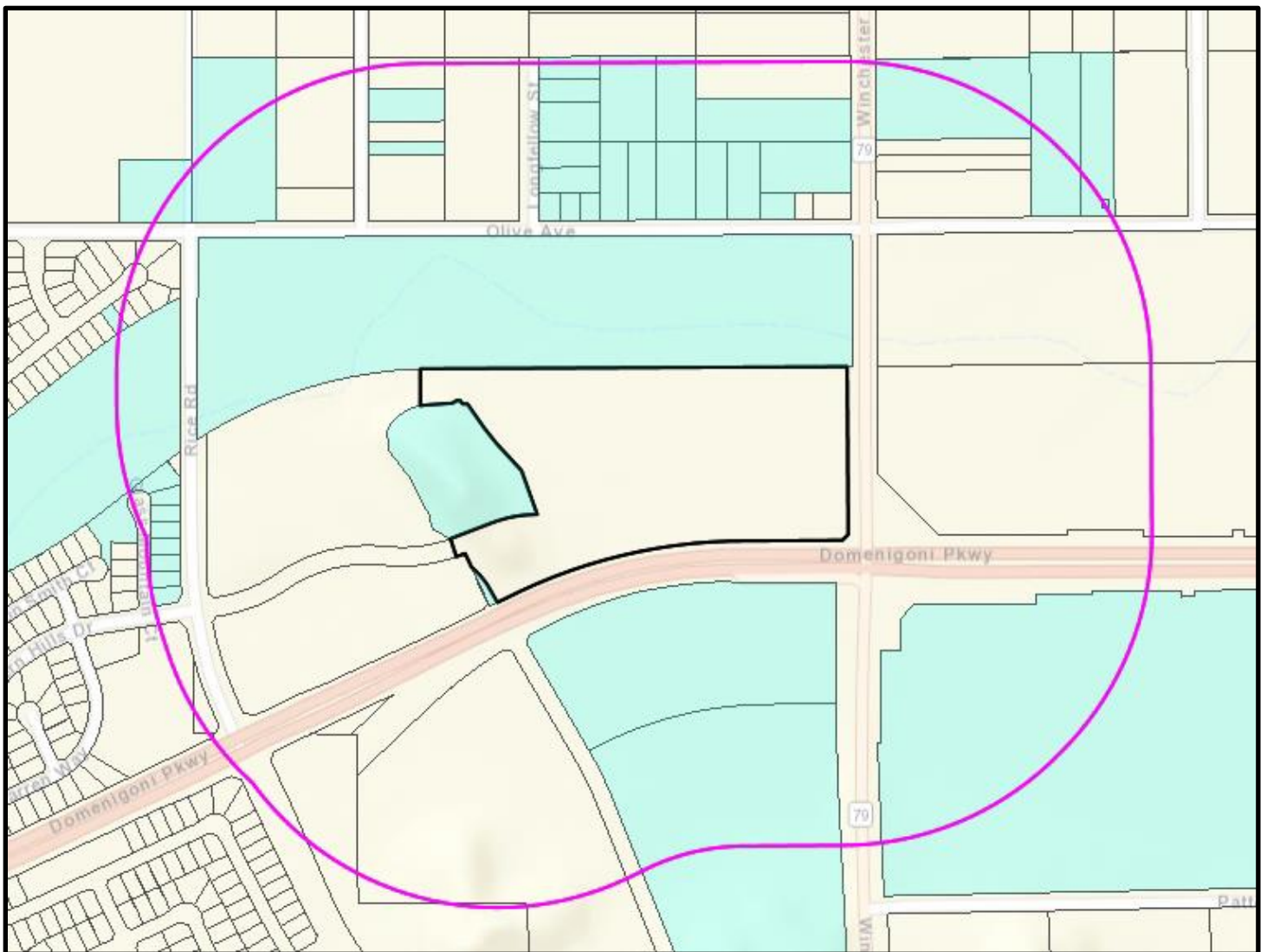
Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission 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 Commission 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 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409



**PROJECT: Specific Plan No. 288 Substantial Conformance No. 2,
Plot Plan No. 200012, Conditional Use Permit No. 200023**



Maps and data are for reference purposes only. Map features are approximate.
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.