

**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:

**PLOT PLAN NO. 26240 and CHANGE OF ZONE NO. 07932 – Intent to Adopt a Mitigated Negative Declaration** – EA43001 – Applicant: Marwan Alabbasi – Representative: Land Engineering Consultants – Third Supervisorial District – Harvest Valley/Winchester Area Plan -- Homeland Zoning Area – General Plan: Commercial Retail (CR) – Zoning: Rural Residential (R-R) – Location: Southerly of Highway 74, easterly of Amanda Avenue, northerly of Old Highway 74, and westerly of Winchester Road – 2.59 Acres – **REQUEST:** A Plot Plan to construct a total of 11,826 sq. ft. of commercial buildings on 2.59 gross acres. The buildings include a 4,276 sq. ft. drive thru restaurant and a 7,550 sq. ft. multi-tenant retail building, parking lots, and retention basin on three (3) parcels. A Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). APN's: 458-103-001, 458-103-002, and 458-103-042.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: **MARCH 2, 2022**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1<sup>ST</sup> 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 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>.

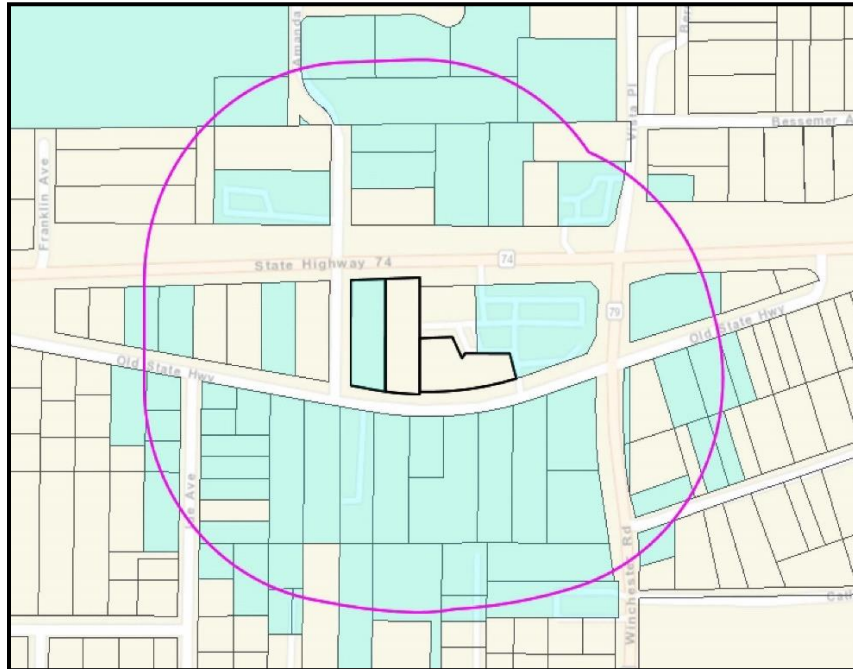
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The mitigated negative declaration for the proposed project is 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: Brett Dawson  
P.O. Box 1409, Riverside, CA 92502-1409

PROJECT: Plot Plan No. 26240



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.