

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:

CONDITIONAL USE PERMIT NO. 200022 and VARIANCE NO. 200004 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) – CEQ200055 – Applicant: DANCO Enterprises, Inc., c/o Joshua Lohman – Engineer/Representative: KWC Engineers c/o Mike Taking and Jo Howard – Second Supervisorial District – University Zoning District – Highgrove Area Plan – Highgrove Community Policy Area – Community Development: Light Industrial: (CD:LI) – Location: south of Citrus Street, north of Palmyrita Avenue, west of Prospect Avenue, and east of the BNSF Railroad Riverside tracks in Highgrove – 5.66 Net Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST: Conditional Use Permit No. 200022** is a proposal to entitle an existing recycling processing facility use with outside scrap metal stockpiles and preparation areas located on the western portion of the site shielded by and within the existing 78,643 sq. ft building with 54 parking spaces, perimeter fencing and gates, and updated landscaping. **Variance No. 200004** is a request to authorize a proposed 10-foot-high electrified security fence as the new gated perimeter surrounding the proposed recycling processing facility. APN: 247-170-022

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **APRIL 20, 2022**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at <https://planning.rctlma.org/Public-Hearings/Planning-Commission/2022-Planning-Commission-Meetings>.

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 <https://planning.rctlma.org>.

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 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/Planning-Commission/2022-Planning-Commission-Meetings>.

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.

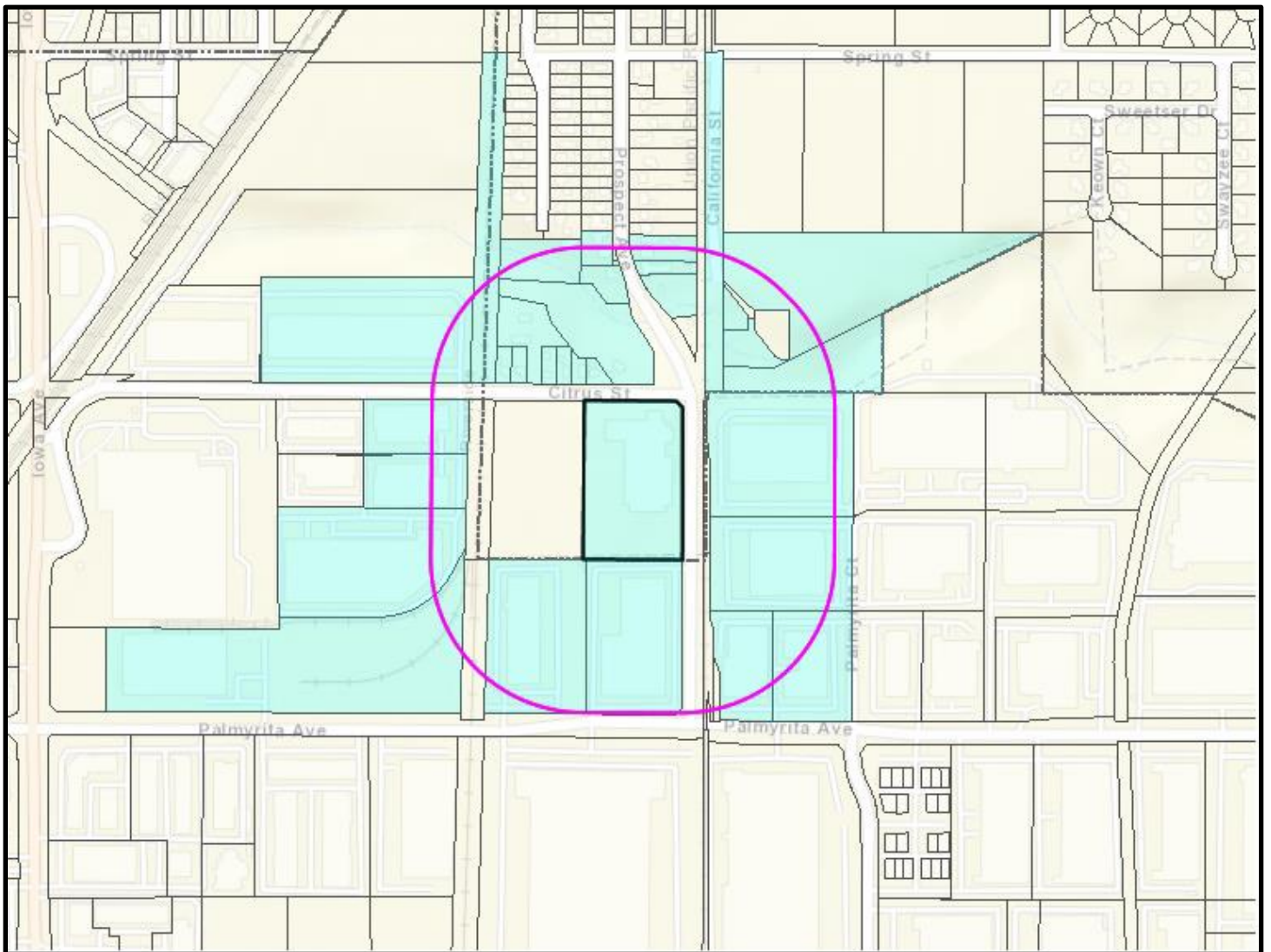
If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning 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: TIM WHEELER
P.O. Box 1409, Riverside, CA 92502-1409



PROJECT: CONDITIONAL USE PERMIT NO. 200022/VARIANCE NO. 200004



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.