

NOTICE OF PUBLIC HEARING
and
INTENT TO CONSIDER AN ADDENDUM TO 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:

CONDITIONAL USE PERMIT NO. 3370, REVISION NO. 2 – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Clean Energy c/o Bradley Beaudette – Engineer/Representative: Clean Energy c/o Matthew Loser – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Commercial Retail (CD:CR) – Location: southeast corner of Cajalco Road/Ramona Expressway and Harvill Avenue – 11.50 Net Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST: CONDITIONAL USE PERMIT NO. 3370, REVISION NO. 2** is a proposal to replace the previously entitled drive-thru restaurants that were approved for Phase II of the Multi-Use Traveler Center with a Time-Fill Renewable Compressed Natural Gas (RCNG) Fueling Station. The RCNG Fueling Station would be a private parking lot operated by Clean Energy. The gated facility will include 93 parking spaces for fleet vehicles with time-fill fueling capabilities and 90 standard parking spaces for employees and fleet vehicle drivers. The proposal also includes a request to remove the 20-year life span previously set by CUP03370. APNs: 317-110-034, 317-110-035.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **AUGUST 17, 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 project will not have a significant effect on the environment and has recommended certification of an addendum to a Mitigated Negative Declaration. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The mitigated negative declaration 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/Planning-Commission/2022-Planning-Commission-Meetings>.

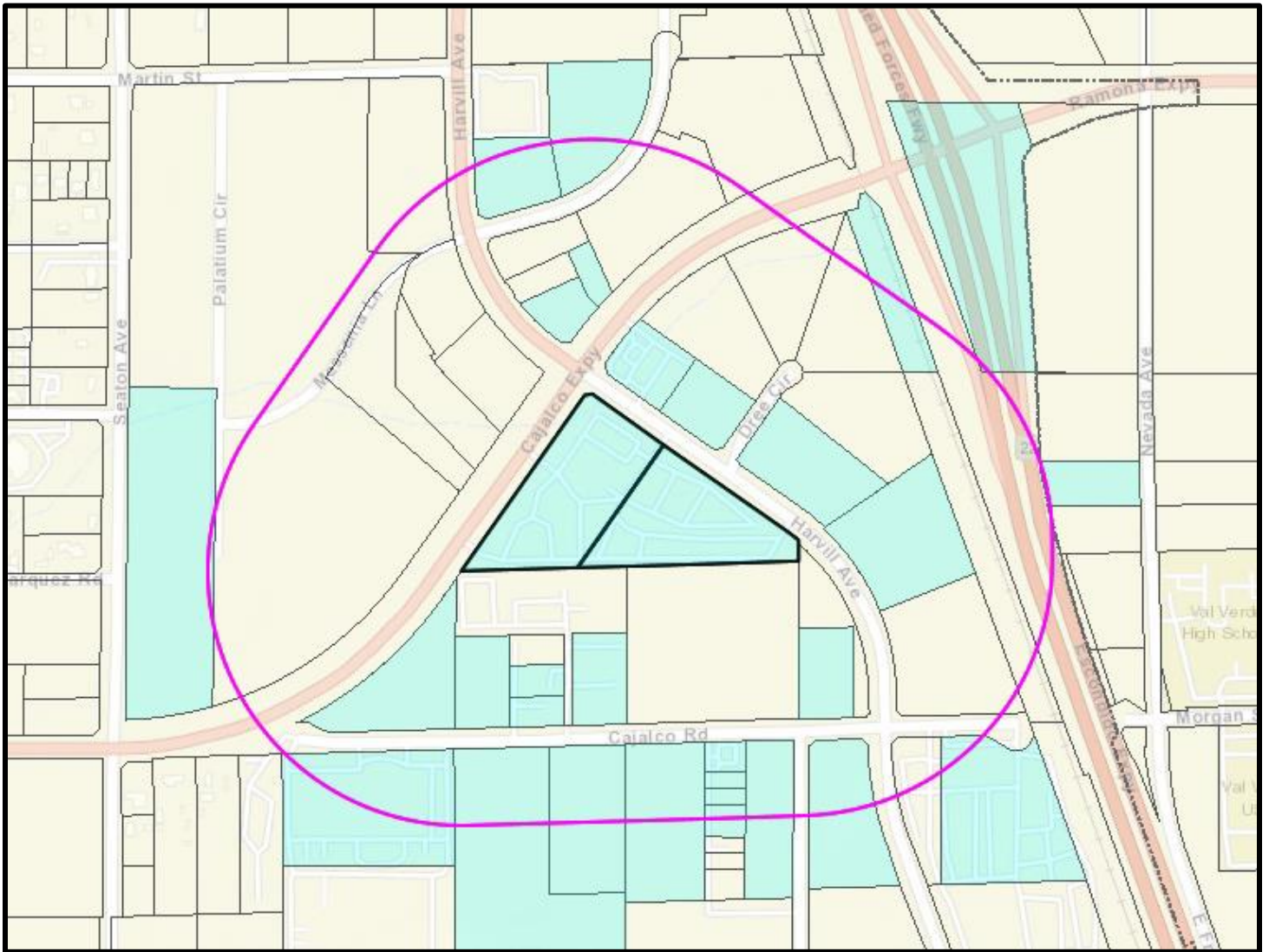
Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning 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. 3370, REVISION NO. 2



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.