

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. 200009 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301(Existing Facilities) – Applicant: Bruno Buigues - Engineer: Rich Soltysiak - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Light Industrial (CD-LI) – Location: North of Simpson Road, south of Grand Avenue, east of Briggs Road, and west of Leon Road – 33 Gross Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – **REQUEST:** The proposed is a request to allow for the continued operation of a bulk landscape supply facility. The facility includes a 480 sq. ft. mobile office, decomposed granite parking area, two (2) truck fuel dispensers, three (3) storage containers, and material stockpile area. Activities on the site include the custom mix of soils, stockpiles of various wood chips, decorative rocks, light aggregates for installing artificial turf and the delivery of materials to nurseries. APN: 461-140-050.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 2, 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 Russell Brady at (951) 955-3025 or email at rbrady@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: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409