

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:

CONDITIONAL USE PERMIT NO. 220005 – Intent to Adopt a Mitigated Negative Declaration - (CEQ220013) - Applicant: Global Water Farms - Engineer/Representative: Brad Donais, Heptagon Seven - Fourth Supervisorial District – Eastern Coachella Valley Area Plan - Land Use Designation: Open Space-Rural - Zoning: Controlled Development Areas (W-2) - Zoning District: Lower Coachella Valley District - Location: APN 731-170-001 (one lot) - **REQUEST:** To allow the construction of a new pilot desalination plant to include a single-story steel building measuring 12,838 square-feet in area, outdoor storage, parking for four vehicles, signage and placement of an above-ground propane tank, on approximately 2.78 acres of an approximately 641-acre, presently vacant lot.

TIME OF HEARING: 9:00 AM or as soon thereafter as possible.
DATE OF HEARING: **March 1, 2023**
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/2023-Planning-Commission-Meetings>.

For further information regarding this Project, please contact Project Planner Evan Langan at (951) 955-3024 or via email at elangan@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 Project will not have a significant effect on the environment and has recommended adoption of a Mitigated Negative Declaration (MND). The Planning Commission will consider the proposed Project and draft MND at the public hearing at the date and time noted above. The draft MND is available for review online on the Planning Department website at <https://planning.rctlma.org/> (listed under Environmental Documents), as well as in-person at the Riverside County Administrative Center, located at 4080 Lemon Street, 12th Floor, Riverside, CA 92507 and the County's Desert Office, located at 77-588 El Duna Court, Suite H, Palm Desert, CA 92211. 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/2023_Planning-Commission-Meetings.

Public Review Period: The public review period to comment on the draft environmental document (MND) is from January 24, 2023, to February 22, 2023. Any person wishing to comment on the environmental document must submit their comments in writing (either by mail or email) between the date of this notice and expiration of the Public Review Period. Comments on the Project itself may be submitted in writing (either by mail or email) from the date of this notice until the date of hearing (noted above); or you may appear and be heard at the hearing itself. You may also participate remotely by registering with the Planning Department at the above link. 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 hearing will be distributed to the Planning Commission and retained for the official record.

If this Project is challenged in court, issues raised shall be limited to those cited at the public hearing, described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing. Be advised that as a result of public hearings and any comments, the proposed Project, including designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed Project, may be amended in whole or in part.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Evan Langan, AICP, Principal Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92502