

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:

PUBLIC USE PERMIT NO. 230001 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Temecula Valley Charter School represented by Richard Hansberger – Grant Becklund (Grant Becklund Civil Engineering) – Third Supervisorial District – Rancho California Area – Highway 79 Policy Area – Land Use: Community Development: Medium Density Residential (CD:MDR) – Zoning: One-Family Dwellings (R-1) – Location: North of Thompson Road, South of Yates Road, and East of Washington Street – 11.99 Acres – APN: 472-210-002 – REQUEST: Public Use Permit No. 230001 is a proposal to construct a charter school intended for children grades Transitional Kindergarten (TK) through eighth grade for approximately 900 students and approximately 70 staff on 11.99-acres. The total building area for the Project is 53,992 square feet; consisting of a one-story main building of 17,292 square feet along with 29 modular classrooms (single and double classroom buildings), four (4) restroom buildings, six (6) storage structures, and a trash enclosure. The site improvements will include 148 parking spaces, and outdoor recreational areas, including but not limited to turf areas, playground areas, basketball courts, wall ball, pickleball, soccer field, lunch patio structures, pedestrian access and circulation improvements, hardscape and landscape, lighting improvements, and infrastructure and utility improvements.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	July 30, 2025
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1 ST 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 [2024 Planning Commission Meetings | Planning Department Riverside County \(rctlma.org\)](https://planning.rctlma.org/2024-Planning-Commission-Meetings). For further information regarding this project, please contact Project Planner Haide Aguirre at (951) 955-1006 or email at haguirre@rivoco.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. 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: [2024 Planning Commission Meetings | Planning Department Riverside County \(rctlma.org\)](https://planning.rctlma.org/2024-Planning-Commission-Meetings).

Public Review Period: The public review period to comment on the environmental document is from June 26, 2025, to July 28, 2025. 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: Haide Aguirre
P.O. Box 1409, Riverside, CA 92502-1409