

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance Bo. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project as described below:

**Desert Hills Premium Outlets Improvement Project – Intent to Adopt a Negative Declaration** – Applicant: SIMON – Fifth Supervisorial District – General Plan Designation: Commercial Retail (CR), Pass Area Plan – Cabazon Policy Area, Zoning: Scenic Highway Commercial (C-P-S) – Location: The proposed project is located at the existing Desert Hills Premium Outlets regional commercial retail center in the unincorporated community of Cabazon, Riverside County, California. The approximately 70.43-acre site (APNs 519-110-035, 519-110-044, and 510-110-046) is situated southeast of the Malki Road interchange along Interstate 10, with access from Seminole Drive and Millard Pass. The project proposes expansion of the existing retail center through construction of up to 15 new buildings, totaling approximately 47,915 square feet of additional commercial retail and storage space, along with associated parking, circulation improvements, lighting, landscaping, and stormwater management facilities. The project would increase the total developed floor area to approximately 776,510 square feet and continue operation as a regional commercial retail center. Project Planner: Candice Hughes at 951.955.1639 or email at [CHughes@Rivco.org](mailto:CHughes@Rivco.org).

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter

DATE OF HEARING: June 24, 2026

PLACE OF HEARING: County Administration 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>. For further information regarding this project, please contact Candice Hughes at 951.955.1639 or [CHughes@Rivco.org](mailto:CHughes@Rivco.org), or go to the Riverside County Planning Department's Planning Commission agenda web page at <https://planning.rctlma.org/planning-commission-meetings>.

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 negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 4:30 p.m. (excepting 12:00 p.m. – 1:00 p.m. and holidays), at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner, Candice Hughes.

**Public Review Period:** The public review period to comment on the environmental document is from May 29, 2026, to June 17, 2026. Any person wishing to comment on a proposed project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the date, time, and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or specified in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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: Candice Hughes  
P.O. Box 1409, Riverside, CA 92502-1409