

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A 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 the project shown below:

CONDITIONAL USE PERMIT NO. 3731 – Intent to Adopt a Negative Declaration – EA42842 – Applicant: Shady Lane Mobile Home Park – Engineer/Representative: Robert Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 D.U./Ac.) – Location: Northerly of Airport Boulevard, southerly of 54th Avenue, and westerly of Rulon Lane at 54-596 Shady Lane – 5.0 Acres – Zoning: Controlled Development Areas – 5 Acre Minimum (W-2-5) – **REQUEST:** Conditional Use Permit (CUP) No. 3731 proposes a new 40-space mobile home park (MHP) with typical space sizes of approximately 3,605 sq. ft. each along with proposed 1,500 sq. ft. community room building and proposed 750 sq. ft. outdoor playground equipment area. Additionally, the project proposes to extend and connect to water and sewer lines approximately 1,500 ft. to the north within the Shady Lane right-of-way to 54th Avenue located within the City of Coachella. Proposed CUP No. 3731 replaces prior approval of CUP No. 3148R1 within Assessor's Parcel Number 763-230-015.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	MAY 2, 2018
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Jay Olivas at (760) 863-8271 or email at jolivas@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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 Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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 appear and be heard at the 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 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: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409