

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:

SUBSTANTIAL CONFORMANCE NO. 3 to SPECIFIC PLAN NO. 260, CHANGE OF ZONE NO. 2000027, TENTATIVE PARCEL MAP NO. 37787, and PLOT PLAN NO. 190035 – Intent to Adopt a Mitigated Negative Declaration – CEQ190162 – Applicant: Strat Property Management, Inc. – Engineer/Representative: Stevenson, Porto, & Pierce, Inc. – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Tecolote Road, southerly of Triple Crown Road, easterly of Sultanas Road, and westerly of Branson Lane – 18.67 Gross Acres – Zoning: Specific Plan (SP260 Menifee North – PA43) – **REQUEST: Substantial Conformance No. 3 to Specific Plan No. 260**, proposes to incorporate revisions to the Specific Plan zoning ordinance into the Specific Plan text in regards to permitted uses and development standards. These will include, reducing the side yard setback adjacent to residential from 50 feet to 20 feet and removing wording from "Trailer, recreational vehicle, and boat storage within an enclosed building." to Covered trailer, recreational vehicle, and boat storage." **Change of Zone No. 2000027**, proposes to modify the Specific Plan zoning ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within Specific Plan No. 260 (Menifee North). **Tentative Parcel Map No. 37787 (TPM37787)** proposes a Schedule "E" subdivision of one (1) 20.06 gross acre parcel into two (2) parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. **Plot Plan No. 190035 (PPT190035)** proposes an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. (Parcel 2) The storage facility will provide storage for RV's, travel trailers, boats, and occasionally personal vehicles. Access into the facility will be provided with a secured gated entry system and will be opened from 6:00 a.m. to 10:00 p.m., Monday through Sunday. APN: 457-350-027.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	FEBRUARY 3, 2021
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@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 mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

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 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: Deborah Bradford, P.O. Box 1409, Riverside, CA 92502-1409