

NOTICE OF PUBLIC HEARING

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. 190066 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense) – Owner/Applicant: Triple Sky Ranch, LLC (Rancho Polo Equestrian Center) – Representative: Terra Nova Planning & Research, Inc. – Fourth Supervisorial District – Lower Coachella Valley District Zoning District – Eastern Coachella Valley Community Area Plan: Rural: Rural Residential (RUR- RR) (5 Acre Minimum) – Location: Northerly of 58th Avenue, southerly of Airport Boulevard, westerly of Jackson Street, and easterly of Harry Rau Road – 80-Gross Acres - Zoning: Controlled Development Areas –10 Acre Minimum (W-2-10) – **REQUEST:** Conditional Use Permit No. 190066 proposes to maintain existing land uses consisting of existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20 space migrant agricultural worker mobile home park (MHP) previously approved under CUP 2991 (expired). Currently, there exists eight (8) commercial horse barns totaling approximately 46,000 sq. ft. with capacity to board up to 198 horses, separate outdoor/fenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 sq. ft. open hay storage area, and a 1,200 sq. ft. maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. No new land uses are being proposed.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **OCTOBER 21, 2020**
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 the Project Planner Jay Olivas at (760) 863-7050 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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project 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 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 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