

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 DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 37599 and PLOT PLAN NO. 26403 – Intent to Adopt a Mitigated Negative Declaration – EA43091 – Applicant: Ranch Self-Storage c/o Danny Long – Engineer/Representative: Pangaea Land Consultants, Inc., c/o Chuck Glass – First Supervisorial District – Alberhill Zoning Area – Temescal Wash Policy Area – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Northerly of Temescal Canyon Road, southerly of Interstate 15, easterly of Hostettler Road, and westerly of Lake Street – 6.93 gross acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: Tentative Parcel Map No. 37599** is a Schedule “J” parcel map to consolidate the parcels associated with the project site from five (5) parcels to three (3) parcels. The subdivision proposal includes: Parcel 1 (self-storage/mini-warehouse facility) of 5.07 gross acres; Parcel 2 (open space drainage area) of 0.50 gross acres; and Parcel 3 (RV storage parking) of 1.35 gross acres. The total gross acres of the proposed subdivision is 7.69 gross acres. **Plot Plan No. 26403** proposes eight (8) self-storage/mini-warehouse buildings (Buildings A-H) totaling approximately 213,782 sq. ft. on Parcel 1. In addition, a 1,616 sq. ft. office building is proposed directly adjacent to Building A on Parcel 1. The eight (8) buildings would be constructed in two (2) phases; phase one (1) would include Buildings A-G and the office building totaling approximately 116,849 sq. ft. and would include 41 Recreational Vehicle (RV) parking stalls (RV Parking Area B) on Parcel 1. Phase 2 (final phase) would replace RV Parking Area B with Building H. Parcel 3 would take direct access from Temescal Canyon Road and provide 32 RV parking stalls (RV Parking Area A). Parcel 2 does not propose any development and would remain undisturbed open space.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **DECEMBER 9, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Director's Hearing 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 Director 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 may be viewed Monday through Thursday, 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 please 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 Director, and the Planning Director 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 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409