

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 26184 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and Section 15302 (Replacement or Reconstruction of Existing Facilities) – Applicant: Greens Rainbow, LLC – Engineer Representative: Markham Development Strategies – Third Supervisorial District – Ranch California Zoning Area – Southwest Area Plan: Community Development: Light Industrial (CD-LI)(0.25-0.60 FAR) – Community Development: Public Facilities (CD-PF) (0.25-0.60 FAR) – Location: Easterly of Interstate 15, northerly of Rainbow Canyon Road, and westerly of Rainbow Canyon Road – 9.55 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** Plot Plan to permit is a proposal to permit an existing recreational vehicle (R.V.), boat, trailer storage yard, tow and impound yard, including a propane tank of 250 gallons for R.V. storage customer use only on a 9.48 acre site. The existing buildings used to operate the facility includes a modular structure, a caretaker's residence, and two (2) covered parking structures. The project proposes to replace the existing approximately 1,186 sq. ft. modular structure used as an office with a 1,716 sq. ft. office building. The office building will include a customer lobby area, offices, golf cart parking garage, and trash enclosure. The project also proposes to replace the caretaker's residence with a 964 sq. ft. storage building. The storage building will include a storage area, restrooms and a shower stall. The two (2) existing covered parking structures of 7,130 sq. ft. and 12,500 sq. ft. will remain on site. The project will continue to accommodate 391 uncovered storage stalls and 33 covered stalls. The propose project will have seven (7) metal shipping containers on the project site for the property owner's use only for storage for maintenance of the site. The office will be open to the public from 8:30 a.m. to 5:30 p.m., Monday through Saturday, and will be closed Sunday and Holidays. The storage area is accessible to customers from 6:00 a.m. to 10:00 p.m., seven (7) days a week through individual gate access codes. The impound yard is open seven (7) days a week and 24 hours a day.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **MAY 4, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference. 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: Dionne Harris at (951) 955-6836 or email at dharris@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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director 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, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received during or after 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 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: Dionne Harris
P.O. Box 1409, Riverside, CA 92502-1409