

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

**PLOT PLAN NO. 190023 – Intent to Adopt a Negative Declaration** – CEQ1900081 – Applicant: David Schneider – Engineer/Representative: Advanced Civil Group c/o Steve Austin – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Warm Springs Policy Area: Community Development: Light Industrial (CD-LI) – Location: Northerly of Highway 74, easterly of Crater Drive, and westerly of Trellis Lane – 4.14 Net Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 190023 proposes a business commerce center which would include the following: Building A would consist of a 11,137 sq. ft. industrial office building, and a 1,000 sq. ft. caretakers unit; Building B would consist of a 3,072 sq. ft. industrial office and a 4,393 sq. ft. self-storage unit facility; Building C would consist of a 4,714 sq. ft. self-storage unit facility; and Building D would consist of a 5,315 sq. ft. self-storage unit facility. Additionally the proposed Project would consist of a covered and uncovered trailer/boat storage facility area north of the dry creek that runs through the subject property. Separate access to be provided from Crater Drive, through west neighboring facility (PP20247- under same ownership) to proposed RV storage facility. Furthermore, main access to this proposed project would come from Highway 74 and created an access aisle to the neighboring facility as well. Project proposes 66 parking spaces to service the various business uses on site, including three (3) disabled person and three (3) electric vehicle parking spaces. The Project also consists of five (5) bio-retention basins. .

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **AUGUST 3, 2020**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> FLOOR, CONFERENCE ROOM A  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference. 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 Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto: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 negative declaration. The Planning Director 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 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. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. 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 before and during the meeting will be distributed to the Planning Director 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 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