

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:

CHANGE OF ZONE NO. 2100123 and PLOT PLAN NO. 210135 – Intent to Adopt a Mitigated Negative Declaration – CEQ210221- Applicant: Thomas Wesley Comer, Owner - Ibrahim Hzayen, Engineer– Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD: CR) – Location: North of Haddock Street, south of Willard Street, west of Winchester Road, and east of Columbia Avenue – approximately 3.53 gross acres (2.98 net acres) across two parcels – Zoning: Rural Residential (R-R) – **REQUEST:** Change of Zone No. 2100123 is a request to change the site’s zoning classification of Rural Residential(R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 sq ft office building and two (2) WQMP Basin on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building the height of a typical one-story home. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The propane filling area would include a 499-gallon propane tank, pump, motor, gallon meter, piping hoses, fill cylinders, and associated attachments. Typical operational characteristics include employees and customers traveling to and from the site, delivery of supplies to the site, drop off and pick up of RVs and boats onsite for storage, sales of equipment, supplies, and related activities. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored on the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. – APNs: 462-182-018, 462-185-006.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **MARCH 22, 2023**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at <https://planning.rctlma.org/Public-Hearings/Planning-Commission/2022-Planning-Commission-Meetings>. For further information regarding this project, please contact Project Planner Calora Boyd at (951) 955-6035 or email at cboyd@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <https://planning.rctlma.org>.

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 (MND). The Planning Commission will consider the proposed project and the proposed draft final MND, at the public hearing. The MND for the proposed project is available for review online on the Planning Department’s website at <https://planning.rctlma.org/>, listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department: <https://planning.rctlma.org/Public-Hearings/Planning-Commission/2022-Planning-Commission-Meetings>.

Public Review Period: The public review period to comment on the environmental document is from Monday, February 20, 2023, to Monday, March 20, 2023. 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 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: Calora Boyd, Principal Planner
P.O. Box 1409, Riverside, CA 92502-1409