

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:

PLOT PLAN NO. 220034 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – CEQ220085 - Applicant: Triple Sky Ranch – Engineer/Representative: Larry Mondragon – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Rural: Rural Residential (R: RR) – Location: North of 58th Avenue, South of Airport Boulevard, East of Oasis Street, and West of Jackson Street – 40 Gross Acres – Zoning: Controlled Development Areas Zone – 10 Acre Minimum (W-2-10) – **REQUEST:** Plot Plan No. 220034 is a proposal for a guest ranch with 12 guest ranch buildings at an existing equestrian facility. The guest ranch units will be used for short-term and long-term stay by guests. Additional buildings for storage, gift shop, and remodel of an existing garage building are also proposed. The project includes additional landscaping and paved parking areas. All seven of the existing mobile homes established as part of a migrant worker mobile home park, approved CUP190066S01, will remain in addition to an existing groundkeepers residence – APNs: 764-130-027 - Project Planner: Scott Nespor at (760) 863-7050 or email at snespor@rivco.org.

TIME OF HEARING:	1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING:	September 25, 2023
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER 12 th FLOOR, CONFERENCE ROOM A 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: [2023 Director's Hearing Meetings \(rctlma.org\)](https://planning.rctlma.org/2023-Directors-Hearing-Meetings). For further information regarding this project, please contact Project Planner Scott Nespor at (760) 863-7050 or email at snespor@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at [2023 Director's Hearing Meetings \(rctlma.org\)](https://planning.rctlma.org/2023-Directors-Hearing-Meetings).

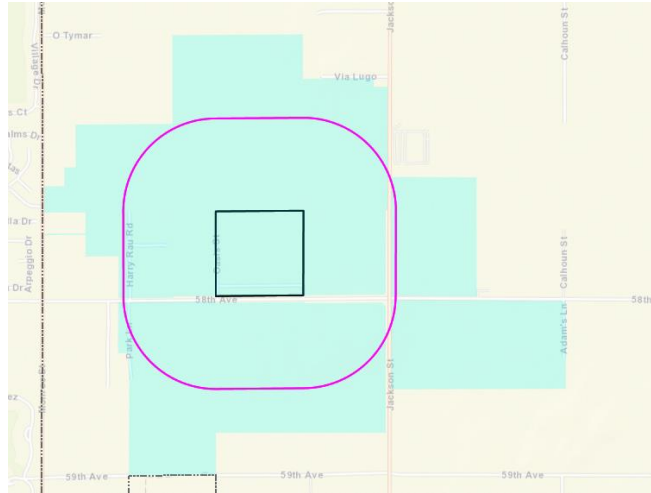
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The proposed mitigated negative declaration is available for review online on the Planning Department 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 at [2023 Director's Hearing Meetings \(rctlma.org\)](https://planning.rctlma.org/2023-Directors-Hearing-Meetings).

The Public Review Period to comment on the environmental document is from Sunday, September 3, 2023, to Friday, September 22, 2023 at 5:00pm. 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. 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 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: Scott Nespor
P.O. Box 1409, Riverside, CA 92502-1409

PROJECT: PPT220034



Maps and data are for reference purposes only. Map features are approximate.
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.