

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN IN THE RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 5, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Plot Plan No. 180022-Fast Track No. 2017-04**, which proposes the development of three buildings on a vacant parcel that includes: 1) KTM Headquarters building ("HQ"), 2) Motorsport building and 3) a storage warehouse. The HQ building is 47,675 square feet and approximately 32 feet in height. The Motorsport building is 60,860 square feet and the warehouse is 17,917 square feet, both of which are approximately 26 feet in height. The HQ building would be primarily office space. The Motorsport building will be used for maintenance of motorcycles. The storage warehouse will be used for storage for KTM motocross bikes and trucks. Adjacent to the Motorsport building is a 26,696 square foot open area for truck parking and an 8,602 square-foot maintenance intake area for truck bays. The KTM campus will be closed to the public and will accommodate administrative and operational aspects of the business. Typical business hours will be Monday through Friday, (8:00 a.m. to 5:00 p.m.). This project is located north of Borel Road, East of Winchester Road (Highway 79), West of Sky Canyon Road and South of Sparkman Way in the Rancho California Zoning Area of the Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. CEQ 180087**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAVE ALVAREZ, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL daalvarez@rivco.org

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Governor's Office of Planning & Research

Dated: October 2, 2019

OCT 24 2019

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board

STATE CLEARINGHOUSE