

## 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 a proposed project in the vicinity of your property, as described below:

**TENTATIVE PARCEL MAP NO. 38418 (TPM38418) – Exempt from the California Environmental Quality Act (CEQA)**, per State CEQA Guidelines Section 15061(b)(3) (Common Sense) – Applicant: MPLC JBJ Ranch – Engineer/Representative: Jason Keller – First Supervisorial District – Alberhill Area – Elsinore Area Plan - Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Bosley Lane, easterly of Dublin Place, and westerly of Edgebrook Drive - 160 Gross Acres - Zoning: Planned Residential (R-4) - Open Area Combining Zone-Residential Developments (R-5) - **REQUEST:** Schedule "J" - Finance and Conveyance - subdivision of one (1) parcel totaling 160 acres into seven (7) parcels ranging from 9.3 acres to 49.2 acres. Note: The development of housing for this project has been approved and conditioned in 2007 through Tract Map No. 31818. APN: 393-310-005.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **OCTOBER 17, 2022**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> 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: <https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2022-Directors-Hearing-Meeting>.

For further information regarding this project, please contact Project Planner Rene Aguilar at (951) 955-9128 or email at [renaguil@rivco.org](mailto:renaguil@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2022-Directors-Hearing-Meeting>.

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 meeting documents for the proposed project can be viewed online under the hearing date at <https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2022-Directors-Hearing-Meeting>.

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: Rene Aguilar  
P.O. Box 1409, Riverside, CA 92502-1409