

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County** Planning Commission to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3757 and CHANGE OF ZONE NO. 7921 – Exempt from the California Environmental Quality Act (CEQA) Section 15301 and No New Environmental Document Required – EIR524 – Applicant: Linda R Davis Family Trust – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential, in the Temecula Valley Wine Country Policy Area – Equestrian District – Location: Northerly of De Portola Road, and both southerly and westerly of Paseo Del Traza, more specifically at 36500 De Portola Road – 10.41 Acres – Zoning: Rural Residential (R-R) – **REQUEST: Conditional Use Permit No. 3757** proposes to convert an existing six (6) bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7,384 sq. ft. home on a 10.41 acre lot. The facility will operate in three shifts and have 23 full time staff, consisting of four (4) licensed therapists, three (3) certified addiction counselors, 12 behavioral health technicians, two (2) housekeeping staff, and two (2) facility directors. The maximum number of staff at one time is 12 people at the facility. **Change of Zone No. 7921** is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. It will change the site's zoning classification from Rural-Residential to Wine Country-Equestrian.

TIME OF HEARING: **9:00 AM or as soon as possible thereafter.**
DATE OF HEARING: **JANUARY 17, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Larry Ross at (951) 955-9294 or e-mail at lross@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project is exempt from the provisions of the California Environmental Quality Act (CEQA) and although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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: Larry Ross
P.O. Box 1409, Riverside, CA 92502-1409