

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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:

CHANGE OF ZONE NO. 7869, TENTATIVE PARCEL MAP NO. 36664, and TENTATIVE TRACT MAP NO. 36665 – Intent to Certify an Environmental Impact Report – EIR550 – Applicant: Nuevo Road Properties, LLC – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) – Open Space: Conservation Habitat (OS-CH) – Open Space: Water (OS-W) – Mixed Use Area (MUA) – Location: Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive, and westerly of Pico Avenue – 266 Gross Acres – Zoning: Rural Residential (R-R) – Mixed Use (MU) – Highest Density Residential (R-7) – **REQUEST:** The **Change of Zone No. 7869** proposes to change the site’s zoning classification of assessor parcel numbers (APNs) 310-230-007, 009, 028, 029, 030, 039, and 040 and 309-020-041 from Rural Residential (R-R) to Planned Residential (R-4). **Tentative Parcel Map No.36664** is a Schedule “I” subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. **Tentative Tract Map No. 36665** is a Schedule “A” subdivision of 171.68 acres into 599 lots, which will include 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 sq. ft., 6,000 sq. ft., and 7,000 sq. ft., 10 open space/park lots, three (3) water quality detention basins, and two (2) sewage lift stations.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **OCTOBER 3, 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: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctima.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 550, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, 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 Street 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409