

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 PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

GENERAL PLAN AMENDMENT NO. 1217, CHANGE OF ZONE NO. 7936, TENTATIVE PARCEL MAP NO. 36804, and TENTATIVE TRACT MAP NO. 36805 – Intent to Adopt a Mitigated Negative Declaration – EA42751 – Applicant: Palm Creek Ranch LLC – Representative: Joe Caracciolo – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Medium Density Residential (MDR) (2-5 D.U./AC) – Commercial Retail (CR) (.20-.35 FAR) – Location: Northerly of Ramon Road, westerly of Vista Del Sol, and easterly of Desert Moon Drive – 108 Acres – Zoning: One Family Dwellings (R-1) – General Residential – 6,000 sq. ft. minimum (R-3-6000) – Scenic Highway Commercial (C-P-S) – **REQUEST: General Plan Amendment No. 1217 (Entitlement/Policy Amendment)** proposes to change the General Plan Land Use Designation on properties totaling 108 gross acres from Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) on an approximate 101 acre portion of 108 gross acres and to Community Development: Highest Density Residential (CD-HHDR) (20+ D.U./Ac.) on an approximate 7.10 acre portion of the 108 gross acres along the Ramon Road frontage. **Change of Zone No. 7936** proposes to amend the zoning classification for a 7.10 acre portion of 108 gross acre site along the Ramon Road frontage portion of the subject property from Scenic Highway Commercial (C-P-S) to General Residential (R-3). **Tentative Parcel Map No. 36804** proposes a Schedule “J” subdivision to divide 108 gross acres into four (4) parcels with Parcel 1 at 30.75 acres, Parcel 2 at 39.20 acres, Parcel 3 at 31.15 acres, and Parcel 4 at 7.10 acres. **Tentative Tract Map No. 36805** proposes a unit phased Schedule “A” subdivision to divide 108 gross acres into 371 single-family residential lots with lot sizes ranging from 6,000 square feet minimum to 14,000 sq. ft. maximum, with private streets, retention areas, tot lots, dog park, walking and jogging trails, training track, BBQ areas, and water features, as well as vacant a 7.10 acre multiple family residential lot along Ramon Road frontage. Unit phasing consists of TR36805-1 with 130 residential lots and common open space with vacant multiple-family residential lot, TR36805-2 consists of 137 residential lots and common open space, and TR36805-3 (Final Phase) consists of 104 residential lots and common open space.

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 5, 2018**
PLACE OF HEARING: STEVE ROBBINS ADMINISTRATION BUILDING
COACHELLA VALLEY WATER DISTRICT – ADMINISTRATION BOARD ROOM
75515 HOVLEY LANE EAST, PALM DESERT, CA 92211

For further information regarding this project please contact Project Planner, Jay Olivas at (760) 863-7050 or email at jolivas@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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501 or the Desert Office, 77588 El Duna Court Suite H, Palm Desert, CA 92211. For an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 you challenge this project 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 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: Jay Olivas
77588 El Duna Court Suite H, Palm Desert, CA 92211