

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

CONDITIONAL USE PERMIT NO. 2886 (REVISION NO. 2) and CHANGE OF ZONE NO. 7994 – California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301, 15061(b)3 and 15303 – Applicant: Pathfinder Ranch Inc. – Engineer/Representative: MSA Consulting Inc./Paul De Palatis – Third Supervisorial District – Garner Valley Zoning District – Riverside Extended Mountain Area Plan – Open Space: Recreation (OS-R) – 28.82 Acres – Zoning Residential Agricultural (R-A-20) – Location: 35510 Pathfinder Road, Mountain Center, CA 92561, easterly of Pathfinder Road, and northerly of Devils Ladder Road – **REQUEST:** Revision No. 2 to CUP No. 2886 proposes to modify the existing educational/recreational guest ranch and camp by expanding one existing building to add a manager’s office, and constructing one new building to include an administration and visitor center. Revision No. 2 will also remove the life on CUP No. 2886. The associated Change of Zone No. 7994 will change the project site’s zoning classification from Residential Agricultural (R-A-20) to Natural Assets (N-A) Zone to be consistent with the site’s General Plan Land Use designation – APN:568-150-014.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 19, 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 the Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@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 application is exempt from the provisions of the California Environmental Quality Act (CEQA). 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 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409