

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. 1154, CHANGE OF ZONE NO. 7878 and TENTATIVE TRACT MAP NO. 36902 – Intent to Adopt a Mitigated Negative Declaration – EA – Applicant: Meridian Land Development/Jonathan Weldy – Engineer/Representative: CASC Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Location: Northerly of Airport Boulevard, southerly of Avenue 55, easterly of Monroe Street, and westerly of Oasis Street – 40 Acres – Zoning: One-Family Dwellings – 30,000 sq. ft. (R-1-30,000) – **REQUEST: General Plan Amendment No. 1154 (Entitlement/Policy Amendment)** proposes to change the General Plan Land Use Designation on properties totaling 40 gross acres from Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC). **Change of Zone No. 7878** proposes to amend the zoning classification on properties totaling 40 acres from One-Family Dwellings (R-1-30,000) to One-Family Dwellings (R-1-10,000). **Tentative Tract Map No. 36902** proposes a Schedule “A” subdivision to divide 40 gross acres into 80 single family residential lots with lot sizes ranging from approximately 10,000 sq. ft. to 39,700 sq. ft. including private streets along with open space retention basin and perimeter buffers.

TIME OF HEARING:	9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING:	JANUARY 15, 2020
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 further information or 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