

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:

CHANGE OF ZONE NO. 2000003 – No New Environmental Document Required – EIR380 – Applicant: County of Riverside – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: Medium Density Residential (MDR) – Zoning: Specific Plan (SP293) – Location: Southerly of Olive Avenue, westerly of Rice Road, and northerly of Salt Creek for Planning Area 30 and northerly of Domenigoni Parkway, easterly of Frontier Loop Road, westerly of Beeler Road, and southerly of Salt Creek for Planning Area 35 – 45.9 Acres – **REQUEST: Change of Zone No. 2000003** is a proposal to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. APN's: 461-520-001 through 461-520-023, 461-521-001 through 461-521-028, 461-530-001 through 461-530-022, 461-531-001 through 461-531-007, 461-250-001 through 461-250-015, 461-251-001 through 461-251-054, 461-260-001 through 461-260-059, 461-280-028, 461-280-029.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**
DATE OF HEARING: **MARCH 18, 2020**
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 Russell Brady at (951) 955-3025 or email at rbrady@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 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 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: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409