

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:

SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 1900032, and TENTATIVE TRACT MAP NO. 37646 – No New Environmental Document Required – EIR551 – Applicant: Riverside Mitland 03, LLC/Dave Bartlett – Engineer/Representative: Hunsaker & Associates/Brad Hay – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Public Facilities (CD-PF) – Location: Northerly of Hilton Road, southerly of Keller Road, easterly of Spencer Crossing Parkway, and westerly of Leon Road – 13.29 Gross Acres – Zoning: Specific Plan (SP312A2) – **REQUEST: Specific Plan No. 312 Substantial Conformance No. 3 (SP312S03)**, proposes minor modifications to the text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to Planning Area 42. SP312S03 will not exceed the density and allowable dwelling units as currently allowed. **Change of Zone No. 1900032 (CZ1900032)**, proposes to modify the text only of the Specific Plan's Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, frontage, setbacks, and allowable encroachments. **Tentative Tract Map No. 37646**, proposes a Schedule "A" Map to subdivide 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 sq. ft. and three (3) open space lots for landscaping.

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 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.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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409