

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:

SPECIFIC PLAN NO. 106 AMENDMENT NO. 17, GENERAL PLAN AMENDMENT NO. 170001, CHANGE OF ZONE NO. 7347, TENTATIVE TRACT MAP NO. 37078, and PLOT PLAN NO. 170003 – Intent to Adopt a Mitigated Negative Declaration – Applicant: JBL Investments, Inc. – Allen Su – Representative: MDS, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) – Community Development: Commercial Office (CD-CO) – Community Development: Light Industrial (CD-LI) – Open Space: Conservation (OS-C) – Location: Northwesterly of Winchester Road/State Route 79, northerly of Jean Nicholas Road, easterly of Leon Road, and southerly of Whisper Heights Parkway – Zoning: Scenic Highway Commercial (C-P-S) – Commercial Office (C-O) – Industrial Park (I-P) – Open Area Combining Zone-Residential Developments (R-5) – 30.62 Gross Acres – **REQUEST:** The Specific Plan Amendment is a proposal to change the land use designation from a mix of Community Development: Commercial Retail (CD-CR), Community Development: Commercial Office (CD-CO), Community Development: Light Industrial (CD-LI), and Open Space: Conservation (OS-C) to Community Development: Medium High Density Residential (CD-MHDR) as reflected in the proposed Specific Plan Land Use Plan. The General Plan Amendment is a proposal to change the land use designation from a mix of Community Development: Commercial Retail (CD-CR), Community Development: Commercial Office (CD-CO), Community Development: Light Industrial (CD-LI), and Open Space: Conservation (OS-C) to Community Development: Medium High Density Residential (CD-MHDR) as reflected in the proposed Specific Plan Land Use Plan. The Change of Zone is a proposal to change the zoning classification of the project site from Scenic Highway Commercial (C-P-S), Commercial Office (C-O), Industrial Park (I-P), and Open Area Combining Zone-Residential Developments (R-5) to General Residential (R-3). The Tentative Tract Map is a Schedule “A” Subdivision of 30.62 acres into three (3) residential lots and three (3) open space lots for active recreation and detention basins. The three (3) numbered residential lots would be subdivided into 154 condominium units. The Plot Plan is a development plan for a total of 154 single-family detached condominium units, 308 garage parking spaces, 133 private on-street parking spaces, and 3.84 acres of recreation areas on the entire 30.62-acre project site. APN: 480-160-023.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **APRIL 21, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner: Jay Olivas 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 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 is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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: Russell Brady, P.O. Box 1409, Riverside, CA 92502-1409