

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A 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:

CHANGE OF ZONE NO. 1900007 (CZ1900007), TENTATIVE TRACT MAP NO. 37735 (TTM37735), and PLOT PLAN NO. 210006 (PPT210006) – Intent to Adopt a Negative Declaration – CEQ190031 – Owner/Applicant: Dan Arthofer – **Engineer:** Egan Civil, Inc. – **Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan:** Medium Density Residential (2-5 D.U./Ac.) – **Location:** Northerly of 42nd Avenue and Port Royal Avenue, southerly of Aerodrome Avenue, westerly of Hopewell Drive, and easterly of Hermitage Drive – **3.70 Gross Acres – Zoning:** Controlled Development Areas (W-2) – **REQUEST:** Change of Zone No.1900007 proposes to modify the existing Controlled Development Areas (W-2) Zone to the General Residential (R-3) Zone. Tentative Tract Map No. 37735 proposes to subdivide 3.70 acres into 18-detached single-family residential condominium units with common open space, retention basin, and desert landscaping. Plot Plan No. 210006 proposes approximately 13-single-story and approximately five (5) two-story detached single-family residential condominium units ranging in size from approximately 1,742 sq. ft. to 2,063 sq. ft. each. APN: 607-312-034.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	MAY 5, 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 (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 ordinance amendments will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed ordinance amendments and the proposed negative declaration, at the public hearing. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed ordinance amendments 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 ordinance amendments. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If the proposed ordinance amendments are 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 ordinance amendments.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409