

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:

GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 – Intent to Adopt a Negative Declaration – Applicant: Juan and Irma Llamas – Engineer/Representative: AC Engineering Group, Inc. c/o Rod Arsalan – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Existing – Rural: Rural Residential (R-RR) (5 Acres Min.) – Proposed – Rural Community: Estate Density Residential (RC-EDR) (2 Acres Min.) – Location: Southwesterly of Reche Canyon Road, easterly of Reche Vista Drive, and northerly of Holly Court – 5.22 Gross Acres – Zoning: Existing – Residential Agricultural – 5 Acre Minimum (R-A-5) – Proposed – Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST: General Plan Amendment No. 1221** is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R-RR) that has a density of one (1) dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC-EDR) with a density of one (1) dwelling unit per two (2) acres. **Change of Zone No. 7727** is a proposal to change the zone from Residential Agricultural – 5 Acre Minimum (R-A-5) to Residential Agricultural – 2 Acre Minimum (R-A-2). **Tentative Parcel Map No. 36302** is a proposal for a Schedule “H” Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two (2) parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994).

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 3, 2020**
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 Tim Wheeler at (951) 955-6060 or email at twheeler@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 negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project 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, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. 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 all correspondence received will be 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: Tim Wheeler, P.O. Box 1409, Riverside, CA 92502-1409