

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. 1214, CHANGE OF ZONE NO. 7927, and TENTATIVE PARCEL MAP NO. 36990 – Intent to Adopt a Negative Declaration – EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Lands (IND) – Location: Southerly of 70th Avenue, westerly of Pierce Street, and easterly of Dennington Court – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) – **REQUEST:** General Plan Amendment No. 1214 (Entitlement/Policy Amendment) proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site. Change of Zone No. 7927 proposes to amend the zoning classification from Light Agriculture–10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site. Tentative Parcel Map No. 36990 proposes a Schedule “H” subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 17, 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 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 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: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409