

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

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. 190013, SPECIFIC PLAN NO. 286 AMENDMENT NO. 7, CHANGE OF ZONE NO. 1900017, and TENTATIVE TRACT MAP NO. 37715 – Intent to Consider an Addendum to Environmental Impact Report (EIR) No. 374 – CEQ1900440 – Applicant: MLC Holdings/Matt Maehara – Engineer/Representative: Huitt-Zollars/Steven Cook – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) – Community Development: Very High Density Residential (CD-VHDR) – Location: Northerly of Benton Road, southerly of San Remo Drive, easterly of Winchester Road, and westerly of Pourroy Road – 16.6 Acres – Zoning: Specific Plan – **REQUEST: General Plan Amendment No. 190013** is a proposal to modify the General Plan Land Use Designation of the project site from Community Development: Commercial Retail (CD-CR) to Community Development: High Density Residential (CD-HDR) and from Community Development: Very High Density Residential (CD-VHDR) to Community Development: High Density Residential (CD-HDR). **Specific Plan No. 286A7** is a proposal to amend the Land Use designation for Planning Area 40 from Commercial Retail to High Density Residential and for Planning Area 41 from Very High Density Residential to High Density Residential, re-configure the boundaries and acreages of Planning Areas 40 and 41, re-allocate the unused units from Planning Area 41 to Planning Area 40. The total number of units proposed for Planning Area 40 and the overall Specific Plan remains consistent with the overall development of the Specific Plan and actually represents a reduced development intensity than what was originally evaluated in EIR No. 374. **Change of Zone No. 1900017** proposes to modify the Specific Plan Zone Ordinance text and Change of Zone Map to reflect the re-configuration of Planning Area boundaries and acreages, and modify the minimum lot size requirements, permitted uses, and other development standards for Planning Area 40. **Tentative Tract Map No. 37715** a Scheduled “A” Map proposes to subdivide one (1) 16.6 acre lot into 141 residential lots with a minimum lot size of 2,700 sq. ft. and a density of 8.75 dwelling units per acre. Access into the subdivision will be provided from San Remo Drive and Benton Road. Two (2) detention basins will be provided within the Project site one located along the northwestern corner of the project site and the other to the east of the main entrance along Benton Road.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JULY 15, 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, shown above. Public access will be limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/>. 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 the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The case file for the proposed project, and the addendum to the EIR, may be viewed Monday through Friday, 8:00 a.m. to 5:00 p.m., at the Riverside County Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. Please contact the project planner regarding additional viewing methods.

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. All correspondence received during or after the meeting will be distributed to the Planning Commission and retained for the official record.

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