

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. 1200, CHANGE OF ZONE NO. 1700003, and CONDITIONAL USE PERMIT NO. 170002 – Intent to Adopt a Negative Declaration – CEQ170008 – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Krameria Avenue, easterly of Porter Avenue, southerly of Van Buren Avenue, and westerly of Gardner Avenue – 2 Gross Acres – Zoning: Residential-Agriculture (R-A) – **REQUEST: General Plan Amendment No. 1200** (GPA1200) proposes a regular General Plan Foundation Component Amendment to change the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR). The project site is within the Lake Mathews/Woodcrest Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle. **Change of Zone No. 1700003** (CZ170003) proposes to change the Zoning Classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). **Conditional Use Permit No. 170002** (CUP170002) proposes to construct a Contractor’s Storage Yard with a 4,442 sq. ft. two (2) story storage and garage facility and a 608 sq. ft. caretaker’s unit and office; with outside storage of materials (gravel) in three (3) walled in bins.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **AUGUST 5, 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 only. 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