

NOTICE OF PUBLIC HEARING

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:

TENTATIVE TRACT MAP NO. 37554 (TTM37554) and TENTATIVE TRACT MAP NO. 37556 (TTM37556) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – CEQ180089 and CEQ190005 – Applicant: Forestar Toscana Development Company/Satish Leon– Engineer/Representative: Adkan Engineers/Mitch Adkinson – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Temescal Hills Drive, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail – 110.4 Acres – Zoning: Specific Plan – **REQUEST: Tentative Tract Map No. 37554** proposes a Schedule "A" map to subdivide the Project site into seven (7) numbered lots and three (3) lettered lots. Lots 1 and 2 are proposed to be further subdivided into single family residential lots (TTM37556) and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. The map will also include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The tract map site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The tract map site is comprised of approximately 110.4 acres. **Tentative Tract Map No. 37556** proposes a Schedule "A" map to subdivide the Project site into 143 residential lots. Minimum lot width will be 50 feet and a minimum lot depth of 90 feet for a minimum lot size of 4,500 sq. ft. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site is comprised of approximately 29 gross acres.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	AUGUST 19, 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 the 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 application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application 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. Public access to this meeting will not be available. 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 project. All correspondence received before and during 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