

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. 32151 REVISION NO. 1 (TR32151R01) and PLOT PLAN NO. 19442 REVISION NO. 1 (PP19442R01) – No Further Environmental Review is Required – CEQ190172 – Applicant: Lennar Homes of California, Inc./Jarnne Gardner – Engineer/Representative: Rick Engineering Company/Ryan Tebben – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD- CR) – Community Development: Medium Density Residential (CD- MDR) – Open Space: Conservation (OS- C) – Location: Northerly of Abelia Street, southerly of Koon Street, easterly of Washington Street, and westerly of Winchester Road – 43.03 Gross Acres – Zoning: Specific Plan – **REQUEST:** Tentative Tract Map No. 32151 Revision No. 1 a Schedule “A” Condominium Subdivision. The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan. Plot Plan No. 19442 Revision No.1 proposes changes to the site plan, architectural elevations, and landscape plan. The proposed residential development of 180 condominium units remain as originally approved.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 4, 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 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) and **No Further Environmental Review is Required** because all potentially significant effects on the environment have been adequately analyzed in the previously approved Environmental Impact Report. The Planning Commission will consider the proposed application at the public hearing.

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, you may appear and be heard at the time and place noted above. 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