

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED 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. 190017, CHANGE OF ZONE NO. 1900048, TENTATIVE PARCEL MAP NO. 37590, and PLOT PLAN NO. 190037 – Intent to Adopt a Mitigated Negative Declaration – CEQ190165 – Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Medium Density Residential (MDR) – Lower Coachella Valley District: W-2 (Controlled Development Areas) – Location: Westerly of Tyler Street, northerly of 68th Avenue, southerly of 66th Avenue, and easterly of Harrison Street – Gross Acreage: 26.2 – **Request: General Plan Amendment No. 190017 (GPA190017)**, a General Plan Amendment to change the sites existing Medium Density Residential (MDR) [2-5 DU/AC] land use designation to Commercial Retail (CR) [0.20 – 0.35 FAR] in the northwest corner of the site and High Density Residential (HDR) [8-14 DU/AC] throughout the remainder of the site. **Change of Zone No. 1900048 (CZ1900048)**, proposal to change the site’s existing zoning of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial). **Tentative Parcel Map No. 37590 (TPM37590)**, a Tentative Parcel Map for a Schedule “E” subdivision of 26.2 acres into four developable lots. The Map also proposes to realign Middleton Avenue. **Plot Plan No. 190037 (PPT190037)**, a Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Phase II proposes approximately 23,000 sq. ft. of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 sq. ft. of buildings.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 18, 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 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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration 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, 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 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: Deborah Bradford/P.O. Box 1409, Riverside, CA 92502-1409