



John E. Hildebrand  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: **June 24, 2024**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE  
CENTER  
BOARD CHAMBERS, 1<sup>ST</sup> FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

**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, as described below.

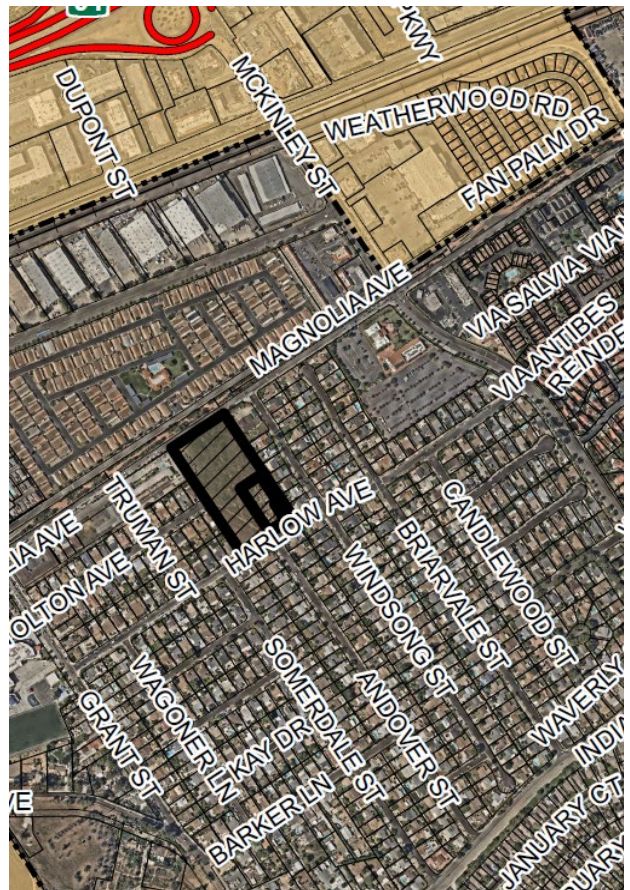
**PROJECT CASE NO.:** Change of Zone No. 1900030 (CZ1900030) Tentative Tract Map No. 38201 (TTM38201) and Plot Plan No. 190026 (PPT190026)

**APPLICANT:** Vivian Lang (Enermax Global Development, Inc.) represented by Juan Angeles (Rick Engineering Company)

**PROJECT LOCATION:** The proposed Project is located east of Truman St., South of Magnolia Ave., North of Harlow Ave., West of Windsong St. in the unincorporated The Project site encompasses Assessor's Parcel Numbers: 135-063-016 and 135-063-019

### PROJECT DESCRIPTION:

Change of Zone No. 1900030 (CZ1900030) is a proposal to change the site's Zoning Classification from Residential Incentive (R-6) to General Residential (R-3). Tentative Tract Map No. 38201 (TTM38201) is a Schedule "A" Condominium Map that includes the subdivision of one 4.56 gross acre lot into 2 lots; Parcel 1 will be 2.37 acres and Parcel 2 will be 2.18 acres in size. Plot Plan No. 190026 (PPT190026) is a proposal to construct forty-six (46) single-family homes and



forty-four (44) attached condominium townhomes for a total of 90 dwelling units. The recreational amenities include an outdoor community swimming pool, an outdoor lounging area, and bathroom/storage facilities and adjacent showers located within an 800-square foot pool building.

**ENVIRONMENTAL DETERMINATION:** The County of Riverside has prepared an Initial Study/Mitigated Negative Declaration in accordance with California Environmental Quality Act

(CEQA) Guidelines Section 15070. The Initial Study/Mitigated Negative Declaration represents the County's independent judgment and analysis. Based upon the Initial Study/Mitigated Negative Declaration, the proposed Project will not have a significant effect on the environment with the implementation of mitigation measures. Further, the County did not identify any significant, unavoidable impacts that require further analysis in an Environmental Impact Report.

**PUBLIC REVIEW PERIOD: May 25, 2024 – June 14, 2024**

The IS/MND is being circulated for a review period pursuant to State Law. Any person wishing to comment on the environmental document must submit their comments in written format either by mail or email (only) prior to the close of business on **June 14, 2024, at 5:00 p.m.** The IS/MND documents can be found at the following website: <https://bit.ly/TTM38201NOI> All comments (via correspondence) and materials received prior to the date of the Project's public hearing will be submitted to the Planning Director for consideration.

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at [2024 Planning Commission Meetings \(rctlma.org\)](https://www.rivco.org/planning/2024-Planning-Commission-Meetings). For further information regarding this project, please contact Project Planner Kim Zuppiger at (951) 955-6646 or email at [kzuppiger@rivco.org](mailto:kzuppiger@rivco.org), or go to the County of Riverside Planning Commission agenda web page at <https://planning.rctlma.org>.

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 mitigated negative declaration for the proposed project is available for review online on the Planning Department website at , listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: [2024 Planning Commission Meetings \(rctlma.org\)](https://www.rivco.org/planning/2024-Planning-Commission-Meetings)

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 Director 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: Kim Zuppiger**  
P.O. Box 1409, Riverside, CA 92502-1409