

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

INITIATION OF GENERAL PLAN AMENDMENT NO. 240006 (GPA240006) Foundation Component – Applicant: Ross Yamaguchi c/o Highpointe Communities Inc.– Engineer/Representative: Frank Coyle c/o CASC Engineering – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – General Plan Foundation Component – Existing: Rural (R) – Proposed: Community Development (CD) – Location: North of Scott Road, east of Beeler Road, south of Loretta Avenue, and west of Ashford Lane – 39.09 Gross Acres – Existing Zoning: RR (Rural Residential) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240006 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural-Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR). If the initiation is approved, the applicant intends to apply for a Tentative Tract Map (TTM) to allow for a subdivision of the 39.09-acre site into 189 residential lots with a minimum lot size of 3,600 sq. ft. In addition to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from R-R (Rural Residential) to R-4 (Planned Residential). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240006 is initiated by the Board of Supervisors – APN: 466-250-007.

TIME OF MEETING: 1:30pm (or as soon as possible thereafter)
DATE OF MEETING: **December 16, 2024**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1st FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Tim Wheeler at (951) 955-6060 or e-mail twheeler@rivco.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at: <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle>.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office located at 4080 Lemon St. 12th Floor, Riverside CA 92501.

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 **AT LEAST 24 HOURS** prior to the meeting at <https://rivco.org/constituent-speaking-request> select Director's Hearing. Once you provide the necessary information, you will receive (either by phone or email) confirmation of receipt of your request with the necessary meeting information to join. If you require assistance in Spanish, please contact the Planning Commission Secretary at (951) 955-7436 or email at planninghearings@rivco.org. All comments received prior to the public meeting will be submitted to the General Plan Advisory Committee, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE 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

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INICIO DE ENMIENDA AL PLAN GENERAL NO. 240006 (GPA240006) Componente de cimentación

– **Solicitante:** Ross Yamaguchi c/o Highpointe Communities Inc.– Ingeniero/Representante: Frank Coyle c/o CASC Engineering – Tercer distrito de supervisión – Área de zonificación de Winchester – Plan de área de Harvest Valley/Winchester – Componente de cimentación del plan general – Existente: Rural (R) – Propuesto: Desarrollo comunitario (CD) – Ubicación: Al norte de Scott Road, al este de Beeler Road, al sur de Loretta Avenue y al oeste de Ashford Lane – 39.09 acres brutos – Zonificación existente: RR (Residencial rural) – SOLICITUD: El solicitante solicita que el Condado de Riverside considere si recomienda el inicio de GPA240006 para cambiar el Componente de Fundación del Plan General de uno (1) parcela de Rural: Rural-Residencial (R:RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD:MDR). Si se aprueba el inicio, el solicitante tiene la intención de solicitar un Mapa Tentativo de Áreas (TTM) para permitir una subdivisión del sitio de 39.09 acres en 189 lotes residenciales con un tamaño de lote mínimo de 3,600 pies cuadrados. Además del General Enmienda al Plan (GPA), la propuesta requerirá un Cambio de Zona (CZ) de R-R (Residencial Rural) a R-4 (Residencial Planificado). Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores (APN) inicia la propuesta GPA240006: 466-250-007.

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