

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. 240021 (GPA240021) Foundation Component – Applicant: Derek Barbour c/o WSI Landholdings, LLC – Engineer/Representative: Brian Taylor c/o Warmington Residential – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan – General Plan Foundation Component – Existing: Rural Community (RC) – Proposed: Community Development (CD) – Location: North of Keller Road, east of Leon Road, south of Sunny Hills Drive, and west of Viculin Lane – 78.19 Gross Acres – Existing Zoning: R-5 (Open Area Combining Zone-Residential Developments), R-A (Residential Agricultural), and R-A-1.5 (Residential Agricultural, 1.5-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240021 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Estate Density Residential (RC-EDR), Rural Community: Low Density Residential (RC-LDR), and Rural Community: Very Low Density Residential (RC-VLDR) 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 78.19-acre site with a Land Use Designation of Medium Density Residential (MDR) on 46.69 acres of the southern portion of the site and a Land Use Designation of Open Space: Conservation (OS:C) on 31.5 acres of the northern portion of the site. 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 GPA240021 is initiated by the Board of Supervisors – APN: 472-090-001.

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 LA MODIFICACIÓN DEL PLAN GENERAL NO. 240021 (GPA240021) Componente de cimentación – Solicitante: Derek Barbour c/o WSI Landholdings, LLC – Ingeniero/Representante: Brian Taylor c/o Warmington Residential – Tercer distrito de supervisión – Área de zonificación de French Valley – Plan del área suroeste – Plan general Componente de cimentación – Existente: Comunidad rural (RC) – Propuesto: Desarrollo comunitario (CD) – Ubicación: Al norte de Keller Road, al este de Leon Road, al sur de Sunny Hills Drive y al oeste de Viculin Lane – 78,19 acres brutos – Zonificación existente: R-5 (Zona de combinación de área abierta-Desarrollos residenciales), R-A (Agrícola residencial) y R-A-1.5 (Agrícola residencial, mínimo de 1,5 acres) – SOLICITUD: El solicitante solicita que el condado de Riverside considere si recomendar el inicio de GPA240021 para cambiar el Componente de cimentación del Plan general de una (1) parcela de Comunidad rural: Finca Densidad residencial (RC-EDR), comunidad rural: densidad residencial baja (RC-LDR) y comunidad rural: densidad residencial muy baja (RC-VLDR) a desarrollo comunitario: densidad residencial media (CD:MDR). Si se aprueba la iniciación, el solicitante tiene la intención de solicitar un mapa tentativo del terreno (TTM) para permitir una subdivisión del sitio de 78,19 acres con una designación de uso del suelo de densidad residencial media (MDR) en 46,69 acres de la parte sur del sitio y una designación de uso del suelo de espacio abierto: conservación (OS:C) en 31,5 acres de la parte norte del sitio. Se requerirán solicitudes de desarrollo adicionales y una 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 inicia el proyecto GPA240021 propuesto – APN: 472-090-001.

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