

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. 240028 (GPA240028) Foundation Component – Applicant: Timothy Ison c/o Hyman Family Trust – Engineer/Representative: Frank Coyle c/o CASC Engineering – Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) – Proposed: Community Development (CD) – Location: North of Garbani Road, east of La Ventana Road, south of York Lane, and west of Brandon Lane – 38.9 Gross Acres – Existing Zoning: A-1-5 (Light Agriculture, 5-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240028 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Estate Density Residential (RC-EDR) 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 38.9-acre site into 195 residential lots to reach a target density of 5 dwelling units per acre. 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 GPA240028 is initiated by the Board of Supervisors – APN: 466-130-036 through -039.

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. 240028 (GPA240028) Componente de cimentación – Solicitante: Timothy Ison c/o Hyman Family Trust – Ingeniero/Representante: Frank Coyle c/o CASC Engineering – Tercer distrito de supervisión – Área de zonificación de Winchester – Plan del área de Sun City/Menifee Valley – Componente de cimentación del plan general – Existente: Comunidad rural (RC) – Propuesto: Desarrollo comunitario (CD) – Ubicación: Al norte de Garbani Road, al este de La Ventana Road, al sur de York Lane y al oeste de Brandon Lane – 38,9 acres brutos – Zonificación existente: A-1-5 (agricultura ligera, mínimo de 5 acres) – SOLICITUD: El solicitante solicita que el condado de Riverside considere si recomendar el inicio de GPA240028 para cambiar el Componente de cimentación del plan general de cuatro (4) parcelas de Comunidad rural: Residencial de densidad de finca (RC-EDR) a Desarrollo comunitario: Residencial de densidad media (CD:MDR). Si se aprueba la iniciación, el solicitante tiene la intención de solicitar un Mapa de Tramo Tentativo (TTM, por sus siglas en inglés) para permitir una subdivisión del sitio de 38,9 acres en 195 lotes residenciales para alcanzar una densidad objetivo de 5 unidades de vivienda por acre. 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 GPA240028 propuesto – APN: 466-130-036 a -039

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