

**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:

**CHANGE OF ZONE NO. 7934, TENTATIVE TRACT MAP NO. 37294 and PLOT PLAN NO. 26249 – Intent to Adopt a Mitigated Negative Declaration** – EA43021 – Applicant: Newland Homes LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 – 5 dwelling units per acre) – Rural: Rural Residential (R-RR) – Location: Northerly of Los Alamos Road, southerly of De Caron Street, easterly of Suzi Reid Way, and westerly of Briggs Road – 12.5 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The **Change of Zone No. 7937** is a proposal to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map No. 37294** is a proposal for a Schedule “A” subdivision of 12.5 gross acre area into 48 single-family residential lots, ranging in size from 5,017 to 7,998 sq. ft., and also includes one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres. The **Plot Plan No. 26249** is a proposal for a development plan with elevations and floorplans on 1-48 lots for the Tentative Tract Map No. 37294.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **MARCH 20, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@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 may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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: Dionne Harris  
P.O. Box 1409, Riverside, CA 92502-1409