

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTYWIDE GENERAL PLAN AMENDMENT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 6, 2016 at 10:30 A.M.** or as soon as possible thereafter, to consider **General Plan Amendment No. 1122, Ordinance 348.4840, Change of Zone No. 7902, and Ordinance No. 348.4841** ("The Project"). The Project amends Riverside County's General Plan Housing Element as well as minor updates to related General Plan Elements and Appendixes to maintain consistency within the General Plan. GPA No.1122 proposes to: revise the existing Housing Element in order to adopt a 5<sup>th</sup> Cycle Housing Element; revise nine General Plan Area Plans to reflect the revisions made to the Housing Element; revise the Land Use Element and Safety Element to comply with SB244 and SB1241; revise the Highest Density Residential (HHDR) Land Use Designation to permit condominiums; rename the Mixed-Use Planning Area (MUPA) Land Use Designation to Mixed-Use Area (MUA) and expand on its description and policies; redesignate approximately 4,137 gross acres (3,587 net acres) to either MUA or HHDR and create a MUA Overlay on approximately 63 gross acres (50 net acres) to allow future development to meet the Regional Housing Needs Assessment (RHNA). The project also proposes Ordinance No. 348.4840, a countywide amendment to Riverside County Ordinance No. 348 (Land Use Ordinance), adding two new zoning classifications, R-7 (Highest Density Residential) and MU (Mixed Use) Zones which will implement the General Plan's HHDR and MUA Land Use Designations. Change of Zone No. 7902 proposes to change the zoning classifications on approximately 1,436 parcels to either the R-7 Zone or the MU Zone. Ordinance No. 348.4841 will formally change the zoning classification on the specified parcels and amend the County's zoning map to reflect the new zoning classifications.

The County of Riverside, as the lead agency per the California Environmental Quality Act, prepared Environmental Impact Report No. 548 (EIR No. 548) (SCH No. 2015061083) to evaluate the Project and provide mitigation measures where feasible to reduce impacts that may result from the Project. The Draft EIR No. 548 was disseminated for public comment from March 14, 2016 to May 30, 2016. All comments, responses, and errata to the document have been

completed and are included in the Final Document, which is available for review on the County Website and other locations as indicated below.

For further information regarding this project, please contact Phayvanh Nanthavongdouangsy (Project Manager) at: County of Riverside, TLMA Planning Department, P.O. Box 1409, Riverside, CA 92502-1409, Email: pnanthav@rctlma.org, Phone #: (951) 955-6573.

**Final Draft Documents May be Reviewed** online at <http://planning.rctlma.org> or viewed in-person Monday through Friday from 8:00 AM to 5:00 PM at the Riverside County Planning Department offices at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501 and, in eastern Riverside County, at 77-588 El Duna Court, Suite H, Palm Desert, CA 92211. In addition, 22 County Libraries will also have copies of the proposed General Plan and EIR available for public review via DVD. For directions on obtaining copies of project documents, environmental impact report and technical appendices, see project website at <http://planning.rctlma.org>.

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

If the 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 to the Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the Project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or to Phayvanh Nanthavongdouangsy at the address and phone number mentioned above.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to the hearing

**DATED: November 21, 2016      KECIA HARPER-IHEM, Clerk of the Board**

By: Cecilia Gil, Board Assistant