



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Director

NOTICE OF PUBLIC HEARING BEFORE THE RIVERSIDE COUNTY PLANNING COMMISSION AND INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A **PUBLIC HEARING** has been scheduled pursuant to Riverside County Ordinance No. 348 before the **Riverside County Planning Commission** to consider the proposed General Plan Amendment No. 1122, Change of Zone No. 7902 and Ordinance No. 348.4840 ("Project").

TIME OF HEARING: 9:00 AM or as soon as possible thereafter
DATE OF HEARING: August 3, 2016
PLACE OF HEARING: City of Perris City Council Chambers
101 N. D Street
Perris, California 92570

**ADDITIONAL TELECONFERENCE
LOCATION FOR HEARING:** 637 Myrtlewood Court
Corolla, North Carolina 27927

Project Location: The Project is a countywide project. Refer to the attached Riverside County General Plan Housing Element Community Map. For maps of individual communities, visit: <http://planning.rctlma.org/Home/MajorPlanningEffortsInProgress/HousingElementUpdate.aspx>

Project Description: The Project amends the Housing Element of the County of Riverside's General Plan as well as minor updates to related General Plan Elements to maintain consistency between the updated Housing Element and the General Plan. Specifically, **GPA No. 1122** proposes to do the following:

- Revise the existing Housing Element in order to adopt a 5th cycle Housing Element for years 2013-2021 in accordance with California Department of Housing and Community Development Regulations;
- Revise 10 General Plan Area Plans in order to reflect the revisions made to the Housing Element;
- Revise the Land Use Element and Safety Element to comply with SB244 and SB1241, respectively;
- Revise the Highest Density Residential (HHDR) land use designation to permit condominiums;
- Revise the Mixed Use Planning Area (MUPA) land use designation, rename it to Mixed Use Area (MUA), and expand the definition of uses and intent of the MUA designation; and
- Redesignate approximately 4,856 acres to either MUA or HHDR to allow future development intended to meet the Regional Housing Needs Assessment (RHNA).

Ordinance No. 348.4840 is a countywide amendment to Riverside County Ordinance No. 348 (Land Use Ordinance) adding two new zoning classifications to the ordinance and setting forth the allowed uses in the zones and the required use permit, if any. The new zone classifications include the R-7 Zone (Highest Density Residential) and the MU Zone (Mixed Use). These zoning classifications implement the General Plan's Highest Density Residential land use designation and Mixed Use Area land use designation.

Change of Zone No. 7902 proposes to change the zoning classifications on approximately 1,700 parcels to either the R-7 Zone (Highest Density Residential) or the MU Zone (Mixed Use).

The updated land use designations and zoning classifications will affect portions of the following Area Plans: Eastern Coachella Valley, Elsinore, Harvest Valley/Winchester, Highgrove, Lakeview/Nuevo, Mead Valley, Southwest, Temescal Canyon, The Pass, and Western Coachella Valley. Further, nine additional parcels are located within the Eastern Coachella Valley Area Plan. The EIR has evaluated cumulative impacts across the entire County, as well as localized impacts specifically within each Area Plan.

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,

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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 (<http://planning.rctlma.org>) and other locations as indicated below.

Locations Where the Project Documents May be Reviewed: GPA No. 1122, CZ No. 7902, Ordinance No. 348.4840 and EIR No. 548 and its technical appendices may be reviewed online at <http://planning.rctlma.org> (see link under *Ongoing Projects*) 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, 12th Floor, Riverside, CA 92501 and, in eastern Riverside County, at 77-588 El Duna Court, Suite H, Palm Desert, CA 92211. The following locations will also have copies of the proposed Project and EIR available for public review via computer compact disc. For directions on obtaining copies of project documents, environmental impact report and technical appendices, see project website at <http://planning.rctlma.org>.

Library Branch			
Anza Public Library 57430 Mitchell Road Anza, CA 92539	Beaumont Library 125 East 8 th Street Beaumont, CA 92223	Corona Public Library 650 South Main Street Corona, CA 92882	Highgrove Library 530 Center St. Highgrove, CA 92507
Palo Verde Valley District Library 125 W. Chanslor Way Blythe, CA 92225	Riverside County Public Library 11691 West Drive Desert Hot Springs, CA 92240	Riverside County Public Library 43-880 Lake Tamarisk Drive Desert Center, CA 92239	Riverside County Public Library 54401 Village Ct. Dr.. Idyllwild, CA 92549
Riverside County Public Library 200 Civic Center Mall Indio, CA 92201	Glen Avon Library 9244 Galena Jurupa Valley, CA 92509	Riverside County Public Library 91-260 Ave. 66 Mecca, CA 92254	Riverside County Public Library 25480 Alessandro Blvd. Moreno Valley, CA 92553
Riverside County Public Library 29990 Lakeview Nuevo, CA 92567	Palm Desert Library 73-300 Fred Waring Drive Palm Desert, CA 92260	Riverside County Public Library 163 East San Jacinto Perris, CA 92570	Riverside County Public Library 16625 Krameria Avenue Riverside, CA 92504
Riverside City Main Library 3581 Mission Inn Ave Riverside, CA 92501	Riverside County Public Library 500 Idyllwild Dr. San Jacinto, CA 92583	Riverside County Public Library 26982 Cherry Hills Boulevard Sun City, CA 92586	Riverside County Public Library 30600 Pauba Road Temecula, CA 92592
Riverside County Public Library 31189 Robert Road Thousand Palms, CA 92276	Riverside County Public Library 34303 Mission Trail Wildomar, CA 92595		

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 Planning Commission and the Planning Commission 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 Planning Commission 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 Planning Commission 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 Bill Gayk at the address noted below.

For questions about accessibility or to request accommodations for the public hearing, please contact the Planning Commission Secretary, Mary Stark, by email (mstark@rctlma.org) or by phone (951) 955-7436. Please make all requests for accommodations at least five (5) business days prior to the public hearing that you wish to attend in order to allow for the coordination of any necessary resources.

For further information regarding this project, please contact Bill Gayk at the following:

Bill Gayk (Project Manager)
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P.O. Box 1409
Riverside, California 92502-1409
Email: bgayk@rctlma.org
Phone: (951) 955-3200

DATED: July 8, 2016