

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 37402 and PLOT PLAN NO. 26337 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Division) – Applicant: Loren Hanson – Engineer/Representative: Luanne Bean – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Van Buren Boulevard, southerly of Hibiscus Avenue, easterly of Iris Avenue, and westerly of Ridgeway Avenue – 2.55 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST: Tentative Parcel Map No. 37402** is a Schedule “H” subdivision of 2.55 acres into two (2) parcels. The subdivision would create Parcel 1 at 1.00 gross acres and Parcel 2 at 1.55 gross acres. **Plot Plan No. 26337** proposes a 6,480 sq. ft. Child Day Care Center on Parcel 1. The Child Day Care Center would accommodate a maximum of 48 children ranging in ages from six (6) weeks (infants) to five (5) years old supported by approximately seven (7) teachers. The Child Day Care Center would also include an approximate 5,000 sq. ft. outdoor play area and garden. The applicant has proposed hours of operations from 6:30 am to 6:00 pm Monday through Friday with a rotating drop-off and pick-up schedule supervised by staff. The Child Day Care Center provides 22 parking spaces, including three (3) accessible spaces. Parcel 2 would be developed for a potential one-family dwelling unit with a 24 ft. wide access easement along the western portion of Parcel 1 to access Parcel 2. The one-family dwelling unit would be constructed at a future date under a separate building permit.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **NOVEMBER 4, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

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 Street 12th Floor, Riverside, CA 92501.

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 comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this 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 delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director 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