

## 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. 37592 (TPM37592) – No New Environmental Documentation is Required –** EIR531 – Applicant: Regent French Valley, LLC – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Community Development: Low Density Residential (CD-LDR) (1-2 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Conservation Habitat (OS-CH) – Open Space: Recreation (OS-R) as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, and northerly of Abelia Street and Yates Road – Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan – 343.72 gross acres – **REQUEST:** The **Tentative Parcel Map** is a proposal for a Schedule “J” subdivision of 343.72 gross acres into 25 lots primarily reflecting the Planning Areas for Specific Plan No. 382 (Belle Terre) with some parcels consisting of multiple Planning Areas. No grading or improvements are proposed for this subdivision.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: **FEBRUARY 24, 2020**  
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 Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org), or 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 although the proposed project could have a significant effect on the environment, **No New Environmental Documentation is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR, Negative Declaration, or Mitigated Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR, Negative Declaration, or Mitigated Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR, Negative Declaration, or Mitigated Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR, Negative Declaration, or Mitigated Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. 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 12<sup>th</sup> 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: Russell Brady  
P.O. Box 1409, Riverside, CA 92502-1409