

**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 the project shown below:

**CHANGE OF ZONE NO. 7833, TENTATIVE TRACT MAP NO. 36504 – Intent to Adopt a Mitigated Negative Declaration** – EA42549 – Applicant: Stone Star Riverside, LLC – Engineer: W.J. McKeever Inc. – Representative: Trip Hord – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) and Highway 79 Policy Area – Location: Easterly of Winchester Road/SR-79 and northerly of Stowe Road – Zoning: Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Residential Agricultural, 20-acre minimum (R-A-20), and Rural Residential (R-R) – **REQUEST:** The **CHANGE OF ZONE** proposes to change the zoning of the 162.05 acre subdivision area from a mix of Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Residential Agricultural, 20-acre minimum (R-A-20), and Rural Residential (R-R) to Planned Residential (R-4). The **TENTATIVE TRACT MAP** proposes a Schedule “A” Subdivision of 162.05 acre gross area into 527 single-family residential lots. In addition to 527 residential lots, the subdivision also includes an 8.54 acre lot for a park, a 4.7 acre lot for a detention/debris basin, and an approximately 18 acre open space lot. Offsite drainage improvements are proposed on the parcel south of the subdivision area south of Stetson Avenue which consist of an underground 72” storm drain which would connect to a proposed water quality basin at the southeast corner of the offsite area at the corner of Stowe Road and Stueber Lane/EI Callado.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: **FEBRUARY 7, 2018**  
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 Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@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, 12th 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: Russell Brady  
P.O. Box 1409, Riverside, CA 92502-1409