

## NOTICE OF PUBLIC HEARING

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

**CHANGE OF ZONE NO. 7940 – No Further Environmental Documentation is Required – EIR380 –** Applicant: La Ventana 242, LLC/ Rancho Properties LTD – Jim Lytle – Engineer/Representative: ACS Consulting – Frank Artiga – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: Medium Density Residential (MDR) – Medium High Density Residential (MHDR) – High Density Residential (HDR) – Park, School, and Open Space as reflected in the Specific Plan Land Use Plan – Zoning: Specific Plan (Winchester Hills Specific Plan No. 293) Planning Areas - 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 – Location: Northerly of Olive Avenue, southerly of Simpson Road, easterly of La Ventana Road, and westerly of Leon Road – 149 Acres – **REQUEST:** The Change of Zone No. 7940 proposes to establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). This Change of Zone is required to legally define the Planning Area boundaries and zoning that is applied to the subject areas. APN's 461-150-006, 007, 008, 009, and 015.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**  
DATE OF HEARING: **JANUARY 16, 2019**  
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: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@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 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 or 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 or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission 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 Commission, and the Planning Commission 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 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: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409