

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 a proposed project in the vicinity of your property, as described below:

GENERAL PLAN AMENDMENT NO. 1183, CHANGE OF ZONE NO. 7919, and TENTATIVE TRACT MAP NO. 37134 – Intent to Adopt a Mitigated Negative Declaration – EA42945 – Applicant: Richard Marcus – Engineer/Representative: United Engineering Group – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – General Plan: Rural Community – Low Density Residential (RC-LDR) (½ acre minimum lot size) – Location: Southerly of Central Avenue, northwesterly of Porter Street, and easterly of Palomar Road – 18.36 Gross Acres – Zoning: Planned Residential (R-4) – **REQUEST: General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) to Community Development: Medium Density Residential (CD-MDR) (2 – 5 Dwelling Units Per Acre). A Change of Zone from Residential Agricultural (R-A) to Planned Residential (R-4). A Schedule “A” Tentative Tract Map to subdivide two (2) existing vacant lots composed of 18.36 acres into 73 single family residential lots. APNs: 309-060-001 and 309-060-004.**

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 Dionne Harris at (951) 955-6836 or email at dharris@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 the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director 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 Director, and the Planning Director 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 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: Dionne Harris
P.O. Box 1409, Riverside, CA 92502-1409