

## 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:

**TENTATIVE PARCEL MAP NO. 36545 – No Further Environmental Review is Required**, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162 – EA42848 – Applicant: Regent Winchester, LLC – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD-CR) – Open Space: Recreation (OS-R) – Highway 79 Policy Area – Location: Northerly of Domenigoni Parkway, southerly of Olive Ave, easterly of Rice Road, and westerly of Highway 79 – 25.19 gross acres – Zoning: Specific Plan (SP No. 288) – Planning Area No. 2 and 3 – **REQUEST:** Schedule “E” subdivision of 25.19 acres into 14 lots. The minimum proposed parcel size is 0.61 gross acres.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **FEBRUARY 6, 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 David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). 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: David Alvarez  
P.O. Box 1409, Riverside, CA 92502-1409