

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. 1800011 and CONDITIONAL USE PERMIT NO. 2565 REVISION NO. 3 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(3) (General Rule) and 15301 (Existing Facilities) – Applicant: Al Stoltenberg – Engineer: MTH2 Engineering, Inc./Marten Anderson – Fifth Supervisorial District – Homeland Zoning Area – Lakeview/Nuevo Area Plan: Rural: Rural Residential (R-RR) – Zoning: Mineral Resources (M-R) Location: Northerly of La Huerta Road, southerly of Ruth Lane, easterly of Juniper Flats Road, and westerly of Minton Road – 1.56 Acres – **REQUEST:** The **Change of Zone No. 1800011** proposes to modify zoning classification Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone. The **Conditional Use Permit No. 2565R3** is a proposal to renew the existing Conditional Use Permit for the Class IV Kennel and Cattery, known as the Homeland Pet Hotel, located at 24750 Juniper Flats Road. The number of dogs permitted shall be no more than 56 dogs and no more than 50 cats. The Conditional Use Permit was originally approved in 1982 and has been renewed in 1992, and 2003.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 20, 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 the Project Planner Deborah Bradford at (951) 955-6646 or email at 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 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 12th 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