

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A 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. 1214, CHANGE OF ZONE NO. 7927, and TENTATIVE PARCEL MAP NO. 36990 – Intent to Adopt a Negative Declaration** – EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND) – Location: Southerly of 70<sup>th</sup> Avenue, westerly of Pierce Street, and easterly of Dennington Court – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) – **REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Very Low Density Residential (VLDR) (1 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 12-unit employee housing-park with separate caretaker residence.

TIME OF HEARING:	9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>MAY 15, 2019</b>
PLACE OF HEARING:	STEVE ROBBINS ADMINISTRATION BUILDING COACHELLA VALLEY WATER DISTRICT ADMINISTRATION BOARD ROOM 75515 HOVLEY LANE EAST, PALM DESERT, CA 92211
ADDITIONAL TELECONFERENCE LOCATION FOR HEARING:	22930 ST. ANNES COURT, MURRIETA, CA 92562

For further information regarding this project, please contact Project Planner Jay Olivas at (760) 863-7050 or email [jolivas@rivco.org](mailto:jolivas@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 negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed 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 12<sup>th</sup> Floor, Riverside, CA 92501 or the Desert Office, 77588 El Duna Court Suite H, Palm Desert, CA 92211. 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: Jay Olivas  
77588 El Duna Court Suite H, Palm Desert, CA 92211