

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. 1900004 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (General Rule) and 15305 (Minor Alterations in Land Use Limitations) – Applicant: Corona Family, LLC – Steve Corona – Representative: MDS, LLC/Larry Markham – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Medium Density Residential (GP-MDR) – Zoning: Rural Residential (R-R) – Light Agriculture 10-acre minimum (A-1-10) – Location: Northerly of Highway 79 (Temecula Parkway), southerly of De Portola Road, easterly of Butterfield Stage Road, and westerly of Anza Road – 145.70 Acres – **REQUEST: Change of Zone No. 1900004**, proposes to change the site's zoning classification from Rural Residential (R-R) and Light Agriculture, 10-acre lot minimum (A-1-10), to One-Family Dwelling, (R-1). The change of zone is to provide consistency with the General Plan Land Use Designation of Community Development: Medium Density Residential (CD-MDR) (2-5 DU's/acre). The Project site is comprised of seven (7) lots with a total gross acreage of 145.70.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **SEPTEMBER 18, 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. For further information or an appointment, contact the project planner.

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