

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

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:

SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO.1 (SP00382S01), CHANGE OF ZONE NO. 1800020 (CZ1800020), and TENTATIVE TRACT MAP NO. 37449 (TTM37449) – Intent to Consider an Addendum to Environmental Impact Report No. 531 (EIR531) – CEQ180016 – Applicant: Regent French Valley, LLC – Engineer/Representative: Albert Webb – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Conservation Habitat (OS-CH) – Open Space: Recreation (OS-R), as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, and northerly of Jean Nichols Road – Zoning: Specific Plan (SP382) as reflected in the Specific Plan – 342.3 gross acres – **REQUEST: The **Specific Plan Substantial Conformance** is a proposal to reduce the maximum total dwelling units from 1,282 to 856 adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, and to consolidate park acreage for larger park areas. The **Change of Zone** is a proposal to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance and to formalize the planning area boundaries of the Specific Plan. The **Tentative Tract Map** is a proposal for a Schedule “A” subdivision of 110.64 acres into 372 single-family residential lots, 16 lots for open space, expanded landscaping, sewer lines, and storm drain lines, to be developed in four (4) phases. The subdivision boundaries reflect a recent lot line adjustment application that is intended to be processed and approved prior to the Tentative Tract Map being considered for decision. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south of Fields Drive and mass grade there.**

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	NOVEMBER 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 Russell Brady at (951) 955-3025 or email at rbrady@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 project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County 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: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409