

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED 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:

CHANGE OF ZONE NO. 1900005, TENTATIVE PARCEL MAP NO. 37655 – Intent to Adopt a Mitigated Negative Declaration – CEQ190029 – Applicant: Forest Hansen – Engineer/Representative: Kolibrien – Third Supervisorial District – Rancho California Zoning Area – REMAP Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum): Location: northerly of Sycamore Springs Rd, southerly of Schramm Tr., easterly of Vacant Land, and westerly of Komodo Ln. – 20.08 Gross Acres – Zoning: Residential Agricultural – 10-Acre Minimum (R-A-10) – **REQUEST: CHANGE OF ZONE NO. 1900005** proposes of a Change of Zone from Residential Agricultural – 10-Acre Minimum (R-A-10) to Residential Agricultural – 5-Acre Minimum (R-A-5). **TENTATIVE PARCEL MAP NO. 37655** is a Schedule “H” subdivision of 20.08 acres into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres – APN:470-200-010.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 2, 2022**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project, please contact Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@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 mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The mitigated negative declaration for the proposed project is available for review online on the Planning Department website at <https://planning.rctlma.org/>, listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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: **Brett Dawson**
P.O. Box 1409, Riverside, CA 92502-1409

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CONDITIONAL USE PERMIT NO. 190065 (CUP190065) – Intent to Adopt a Mitigated Negative Declaration – Applicant: Shane Stewart - Engineer/Representative: Sitetech Inc. - Fourth Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: easterly of Idyllwild Road/SH-243, northerly of Pine Crest Avenue, westerly of Alderwood Street, and southerly of Jameson Drive – 2.43 Acres - Zoning: Existing: Village Tourist Residential (R-3A) - **REQUEST: CONDITIONAL USE PERMIT NO. 190065** proposes to expand the existing eighteen (18) unit motel and add twenty five (25) units for a total of forty-three (43) unit motel on 2.43 acres. APN(s): 563-250-028, 563-250-031

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