

**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. 7949, GENERAL PLAN AMENDMENT NO. 1224, TENTATIVE TRACT MAP NO. 37154 – Intent to Adopt a Mitigated Negative Declaration** – (EA43048) – Applicant/Engineer: Adkan Engineers c/o Michael Brendecke – First Supervisorial District – Alberhill Zoning Area/Temescal Canyon Area Plan – Open Space: Conservation Habitat (OS:CH), Rural: Rural Residential (R:RR), and Community Development: Very Low Density Residential (CD:VLDR) – Location: north of the Cleveland National Forest, south of Guffey Ranch Way, east of Maitri Rd., and west of Indian Truck Trail – 34 Acres - Zoning: Rural Residential (RR), SP 256 PA 17C Zone. **REQUEST: GENERAL PLAN AMENDMENT NO. 1224** includes a Technical General Plan Amendment and an Entitlement/Policy General Plan Amendment. The Technical General Plan Amendment proposes to modify 0.14 Rural: Rural Residential (R:RR) acres and 0.32 of Open Space: Conservation Habitat (OS:CH) acres to Community Development: Medium Density Residential (CD:MDR). The Entitlement/Policy General Plan Amendment proposes to amend 4.73 acres of Community Development: Very Low Density Residential (CD: VLDR) to Community Development: Medium Density Residential (CD:MDR). **CHANGE OF ZONE NO. 7949** proposes to modify the zoning classification from Rural Residential (R-R) to One-Family Dwellings (R-1) and Watercourse, Watershed and Conservation Areas (W-1). **TENTATIVE TRACT MAP NO. 37154** is a Schedule “A” tract map to subdivide approximately 34 acres into 15 single family residential lots and three (3) non-residential lots. Proposed lot sizes are an average of 13,305 sq. ft. with a minimum lot size of 8,109 sq. ft. Approximately 3.48 acres are to be designated for three (3) open space lots. 26.8 acres will remain undisturbed open space. APNs: 290-160-027, 290-902-001, 290-902-002.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: **JULY 6, 2022**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1<sup>ST</sup> FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at <https://planning.rctlma.org/Public-Hearings/Planning-Commission/2022-Planning-Commission-Meetings>. For further information regarding this project, please contact Project Planner Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <https://planning.rctlma.org>.

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/Planning-Commission/2022-Planning-Commission-Meetings>.

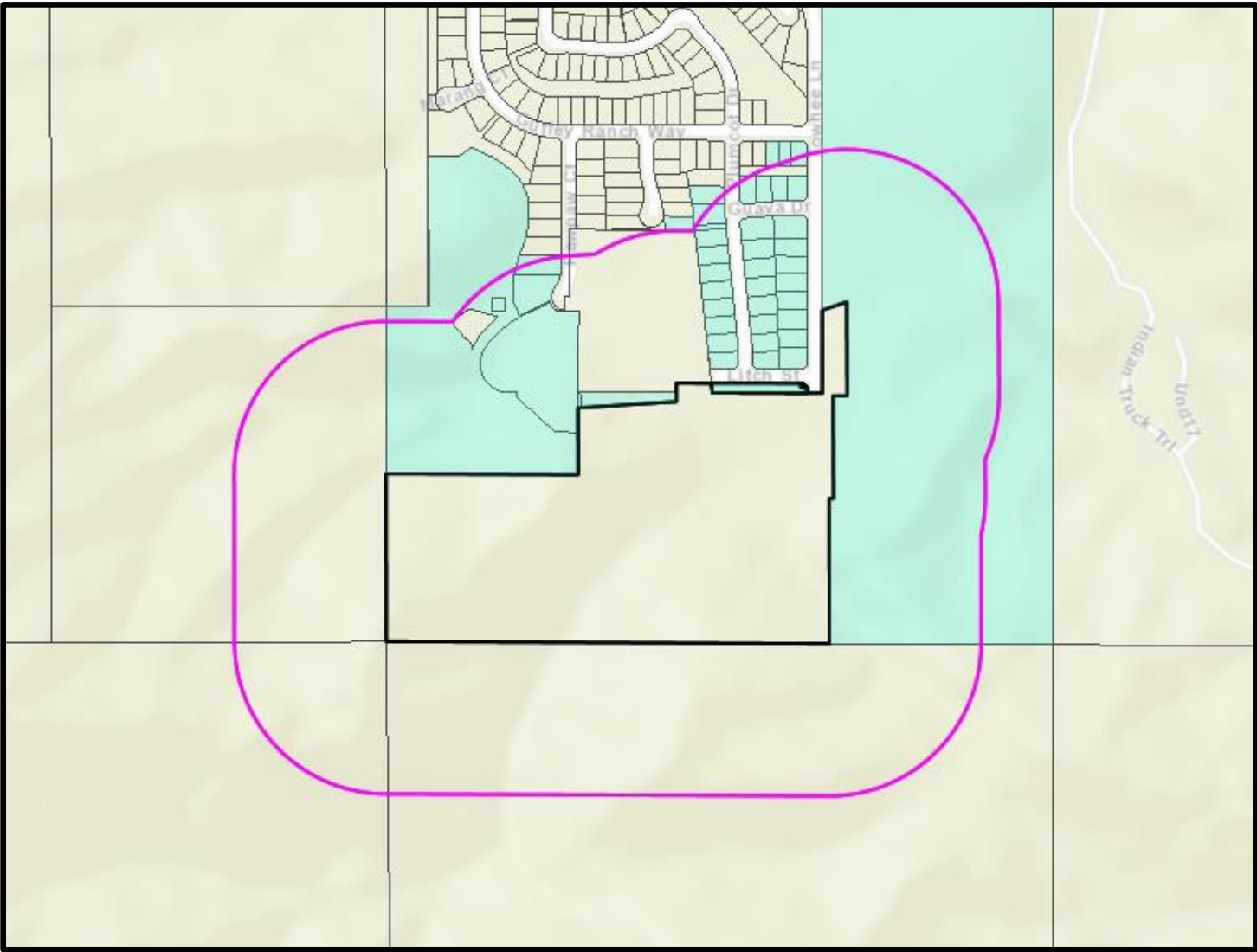
**Public Review Period: The public review period to comment on the environmental document is from Wednesday, June 15, 2022, to Tuesday, July 5, 2022.** Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice 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 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 Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director 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



**PROJECT:**  
**CHANGE OF ZONE NO. 7949, GENERAL PLAN AMENDMENT NO. 1224,  
TENTATIVE TRACT MAP NO. 37154**



Maps and data are for reference purposes only. Map features are approximate.  
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.