

**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. 327 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 210005, CHANGE OF ZONE NO. 2100013, and TENTATIVE TRACT MAP NO. 38051 – Intent to Consider Addendum No. 5 to Certified Environmental Impact Report No. 439 – CEQ210043 – Applicant/Engineer/Representative: Forestar Toscana Development Company/T&B Planning – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plans: Community Development: Medium Density Residential as reflected on the Specific Plan Land Use Plan for SP327– Location: Northeasterly of Interstate 15 and Indian Truck Trail Interchange, along the north side of Temescal Canyon Road – 172 Acres (SP327 Planning Areas 2,3, 5,9, 10, 11, 12, and 14) – Zoning: Specific Plan (SP) – **REQUEST: Specific Plan No. 327 Amendment No. 2** (SPA 2) proposes to amend the land use designations, reallocate dwelling units, increase the total number residential units from 1,443 to 1,487 units, re-configure the boundaries of Planning Areas (PA) 11 and 14, and reduce the acres of residential development by 1.4 acres. Generally, the SPA will decrease the acres of Medium Density Residential (MDR) by 33.6 acres, from 22.5 acres to 188.9 acres; decrease the target number of homes in MDR neighborhoods by 164 units, from 959 to 795 units; increase the acreage of Medium High Density Residential (MHDR) by 32.3 acres, from 56.7 acres to 88.9 acres; increase the target number of MHDR dwelling units by 208 units, from 322 to 530 units; and establish nine (9) PAs (2,3,4,5,7, 10 and 12) as age qualified neighborhoods, although no changes to the acreage or permitted number of dwelling units within these PA. **General Plan Amendment No. 210005** (GPA210005) proposes to change the General Plan Land Use Designations of PAs 11A, 11B, and 14B from MDR to MHDR. GPA210005 would also reduce the total acreage of residential development by 1.4 acres, both to reflect changes to PA 11 and 14 and to account for the previously recorded Tract Maps. **Tentative Tract Map No. 38051** (TTM38051) proposes a Schedule “A” subdivision of 42.1 gross acres into 251 residential lots ranging in size from 3,619 sq. ft. to 9,270 sq. ft. TTM38051 would also designate three (3) homeowner’s association (HOA) maintained common areas and area for private roadways. **Change of Zone No. 2100013** (CZ2100013) proposes to amend the approved Specific Plan No. 327 Zoning Ordinance to modify the Planning Areas boundary, permitted uses, and development standards to reflect the changes proposes as part of SPA 2. APNs: 283-240-021, 283-240-023, and 290-930-062.**

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>JULY 6, 2022</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1 <sup>ST</sup> 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 Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@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 environmental impact report and addendum for the proposed project are 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>.

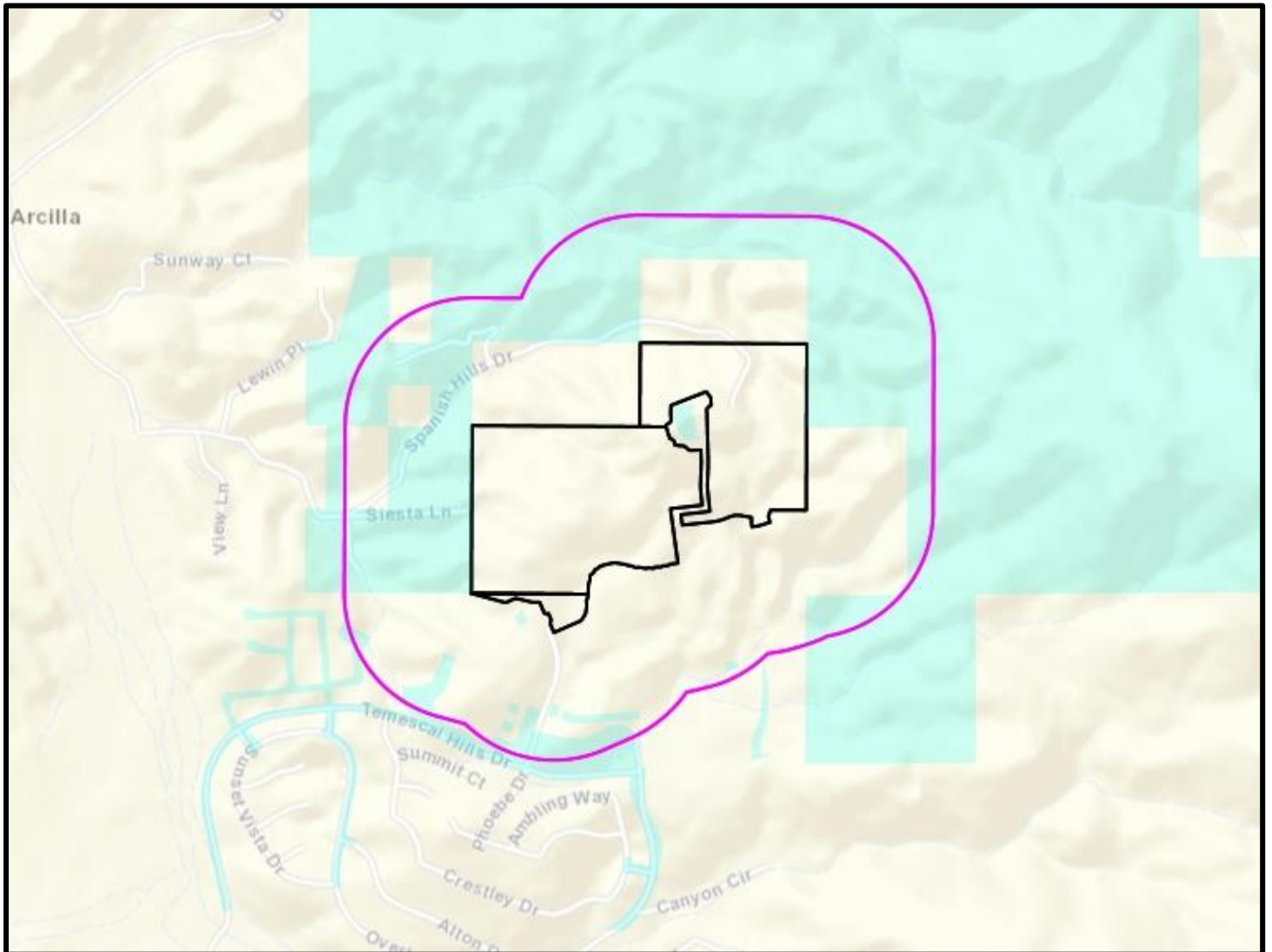
Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning 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: Phayvanh Nanthavongdouangsy, P.O. Box 1409, Riverside, CA 92502-1409



**PROJECT: Specific Plan No. 327 Amendment No. 2/General Plan Amendment No. 210005/Change of Zone No. 2100013/Tentative Tract Map No. 38051**



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.