

## 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:

**SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 8 (SP00293S08) – No New Environmental Documentation is Required** – Applicant: FPG Tricon Woods Property, LLC – Representative: T&B Consulting, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – General Plan: Community Development: High Density Residential (CD:HDR), Community Development: Medium High Density Residential (CD:MHDR) – Location: north of Domenigoni Parkway, east of Leon Road, west of Prairie Crossing Drive, and south of Olive Avenue and Salt Creek – 49.7 Acres – Zoning: Specific Plan (SP 293) General Residential (R-3) – **REQUEST: SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 8** is a proposal to modify the allocation of dwelling units within Planning Areas 38A, 38B, 39, and 40. The re-allocation of dwelling units would redistribute 27 dwelling units within the respective Planning Areas and would maintain the same maximum number of dwelling units within the Specific Plan. Specifically, the Specific Plan Substantial Conformance would re-allocate dwelling units by adding four (4) units to Planning Area 38A (123 units to 127 units), adding 12 units to Planning Area 38B (100 units to 112 units), adding 11 units to Planning Area 39 (57 units to 68 units), and decreasing 27 units in Planning Area 40 (213 units to 186 units) – APNs: 461-280-034, 461-280-035, 461-280-036.

TIME OF HEARING: 9:00 AM or as soon as possible thereafter.  
DATE OF HEARING: **AUGUST 17, 2022**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST 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 Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@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 although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing. 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>.

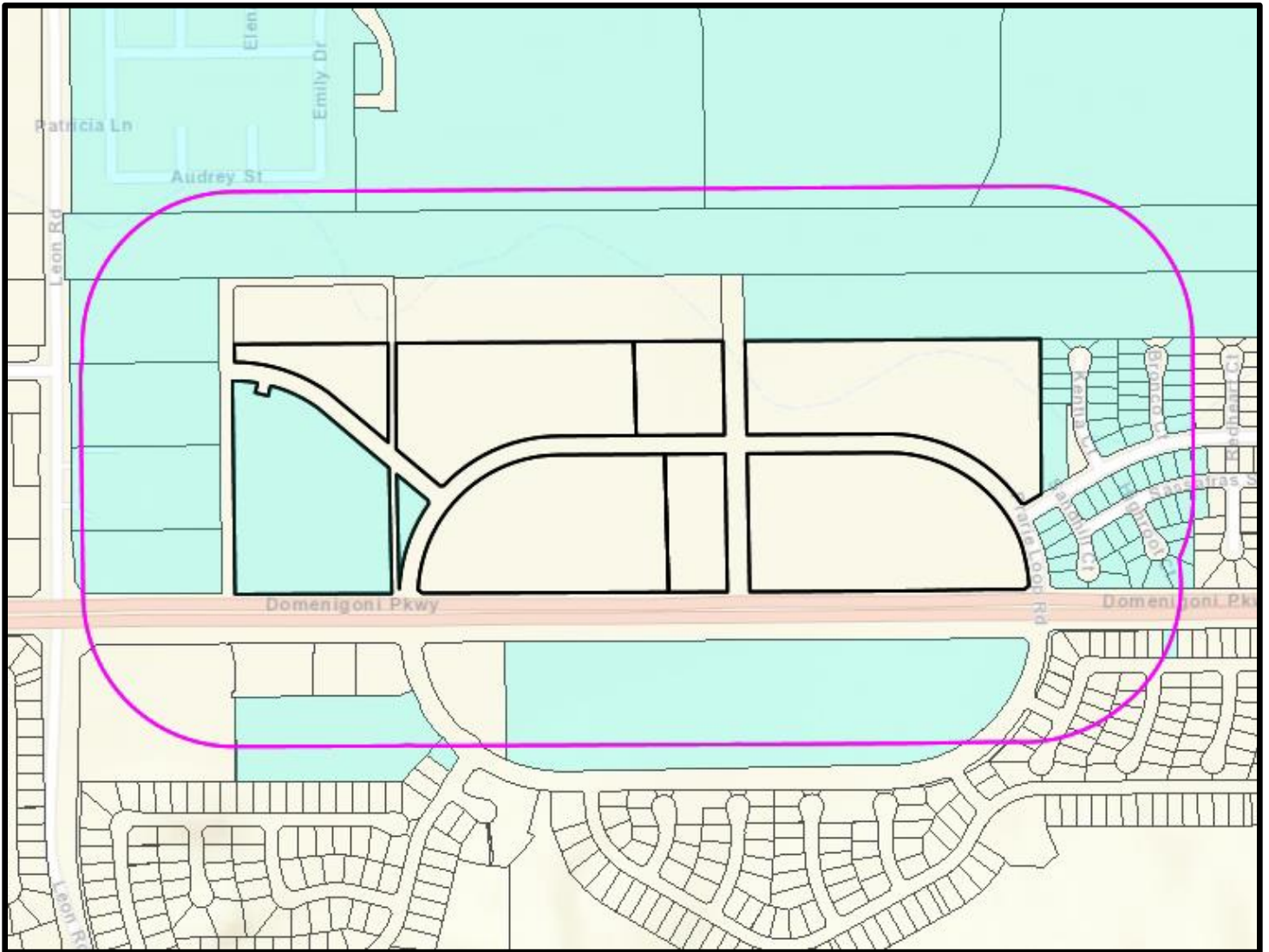
Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning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



**PROJECT:**  
**SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 8**



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.