

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:

General Plan Amendment No. 220006 (GPA220006), Change of Zone No. 2200025 (CZ2200025), and Conditional Use Permit No. 220008 (CUP220008) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense) – Applicant: Helen Jeong – Fifth Supervisorial District – Representative: Steven Paul Murray – The Pass Area Plan – Zoning Area/District: Cherry Valley District – Community Development: Commercial Office (CD-CO) (0.25 – 1.0 FAR) – Location: North of Dutton Street and east of Winesap Avenue – 4.06 Gross Acres – Zoning: Two-Family Dwellings (R-2) – **REQUEST:** General Plan Amendment No. 220006 proposes to revise the Foundation Component for a portion of APN 402-060-017 from Rural Community (RC) to Community Development (CD), and to concurrently revise the Land Use for that property and APN 402-060-019 from Very Low Density Residential (VLDR) and Commercial Office (CO), respectively, to Medium Density Residential (MDR) - 2 – 5 du/ac. An associated Lot Line Adjustment (LLA210002) would expand the boundaries of APN 402-060-017 to include the area of the proposed GPA; Change of Zone No. 2200025 proposes to revise the zoning classification for a portion of APN 402-060-017 from Residential Agricultural (1 acre minimum - R-A-1) to Multiple Family Dwellings (R-2). The Applicant is requesting a Change of Zone to align the subject site's zoning classification more closely with the proposed GPA, the remainder of the subject site's current zoning classification, and the proposed use; Conditional Use Permit No. 220008 proposes to establish a new "Residential Care Facility for the Elderly" (as defined in Article XIXe of Riverside County Ordinance No. 348) within an existing, 7,797 sq. ft. building, providing varied, full-time personal care, protective supervision and health-related services for a maximum of 30 individuals. Sixteen full time employees would serve these residents in staggered shifts 24 hours a day. Office hours are between 9:00 a.m. and 5:00 p.m. – 10001 Bellflower Avenue, Cherry Valley, CA, 92223 – APN's: 402-060-019 & 402-060-017.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 16, 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 Kathleen Mitchell at (951) 955-6836 or email at kmitchell@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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). 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: Kathleen Mitchell, P.O. Box 1409, Riverside, CA 92502-1409