

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

INITIATION OF GENERAL PLAN AMENDMENT NO. 240063 (GPA240063) Foundation Component – Applicant: Scott Smith – Engineer/ Representative: Kimberly Thienes c/o T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Lemon Avenue, east of Valview Avenue, south of Orange Avenue, and west of Webster Avenue – 58.92 Gross Acres – Existing Zoning: R-R-2.5 (Rural Residential, 2.5-acre minimum), A-1-2.5 (Light Agriculture, 2.5-acre minimum, A-1-5 (Light Agriculture, 5-acre minimum), A-1-10 (Light Agriculture, 10-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240063 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) and Rural Community: Estate Density Residential (RC:EDR) to Community Development: Business Park (CD:BP). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240063 is initiated by the Board of Supervisors. – APN: 322-224-006, 322-224-009 through -011 and 322-240-020 through 022 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

TIME OF MEETING: 1:30pm (or as soon as possible thereafter)
DATE OF MEETING: **September 16, 2024**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1st FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Tim Wheeler at (951) 955-6060 or e-mail twheeler@rivco.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at: <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle>.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office located at 4080 Lemon St. 12th Floor, Riverside CA 92501.

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 **AT LEAST 24 HOURS** prior to the meeting at <https://rivco.org/constituent-speaking-request> select Director's Hearing. Once you provide the necessary information, you will receive (either by phone or email) confirmation of receipt of your request with the necessary meeting information to join. All comments received prior to the public meeting will be submitted to the General Plan Advisory Committee, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409