

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:

GENERAL PLAN AMENDMENT NO. 210001, CHANGE OF ZONE NO. 2100002, TENTATIVE TRACT MAP NO. 38034 and PLOT PLAN NO. 210002 – Intent to Adopt a Mitigated Negative Declaration – (CEQ210001) - Applicant: Signature Realty Corp. – Engineer/Representative: Keith Gardner - Third Supervisorial District – French Valley Zoning District – Southwest Area Plan – Low Density Residential Land Use – Location: north of Pat Rd., east of Slough Rd., south of Ruft Rd., and westerly of Pepper Vine Way - **REQUEST: GENERAL PLAN AMENDMENT NO. 210001** is a request to revise the Land Use Designation for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD: MDR). **CHANGE OF ZONE NO. 2100002** is a request to revise the zoning of the subject property from R-R (Rural Residential) to R-4 (Planned Residential). **TENTATIVE TRACT MAP NO. 38034** is a request to subdivide one (1) lot into 54 individual lots, including 48 lots for development with single-unit residential development, and six (6) common-area lots to comprise landscaped slopes, a community park and water quality basin. **PLOT PLAN NO. 210002** proposes the construction of 48 residential units, in conjunction with walls and fences, parkland, private roadways and other infrastructure. APN 472-320-036.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **SEPTEMBER 7, 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 Evan Langan at (951) 955-3024 or email at elangan@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 Thursday, August 11, 2022, to Wednesday, August 31, 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: Evan Langan
P.O. Box 1409, Riverside, CA 92502-1409