

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, TENTATIVE TRACT MAP, AND PLOT PLAN. FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 27, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **General Plan Amendment No. 190009, Tentative Tract Map No. 37743 and Plot Plan No. 200017**. The General Plan Amendment (GPA 190009) is to amend the land use designation from Community Development: Medium Density Residential (CD: MDR) to Community Development: Medium High Density Residential (CD: MHDR) to allow for 72 dwelling units on 9.17 acres. A development density change from five units to eight units per acre. Tentative Map No. 37743 is a Schedule "A" Subdivision Map that includes the subdivision of 9.17 gross acres into 72 parcels. Plot Plan No. 200017 is for the site design and development of 72 single-family detached units, open space area and a water quality basin. APN: 255-150-001. This proposed project is located: north of Center Street, south of Teresa Street, east of Mt. Vernon Avenue, and west of Carlin Lane in the First Supervisorial District.

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 Board of Supervisors will consider the proposed project and the proposed mitigated negative declaration, at a 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/ttm37743-noi>.

Public Review Period: The public review period to comment on the environmental document is from July 19, 2024, to August 19, 2024, at 5:00 pm.

On August 2, 2023, the Planning Commission voted 2-2 in a tie. As such, staff's recommended motion did not carry. Planning staff will bring the same recommended motion to the Board of Supervisors for approval. . The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item 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 to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: July 10, 2024

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant