

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

APR 27 2020

STATE CLEARINGHOUSE

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:

CHANGE OF ZONE NO. 7544, TENTATIVE PARCEL MAP NO. 36031, and TENTATIVE TRACT MAP NO. 36030

– **Intent to Certify an Environmental Impact Report** – EIR500 – Applicant: Lansing Industries Inc. – Michael Cole
– Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Southerly of Nuevo Road, easterly of Sky Drive, and westerly of Passage Road – 242 Gross Acres – Zoning: Residential Agricultural (R-A) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 10 Acre Minimum (R-A-10) – **REQUEST: Change of Zone No. 7544** is a proposal to change the zoning on the subject property from Residential Agricultural (R-A), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 10-Acre Minimum (R-A-10) to One-Family Dwellings (R-1), One-Family Dwellings, 20,000 sq. ft. minimum (R-1-20,000), and Open Area Combining Zone-Residential Developments (R-5). **Tentative Parcel Map No. 36031** is a proposal for a Schedule "I" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres. **Tentative Tract Map No. 36030** is a proposal for a Schedule "A" subdivision of 242 acres into 314 single-family residential lots on 166 acres, construction of one (1) aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trails, and a 6.5 acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space.

TIME OF HEARING:

9:00 a.m. or as soon as possible thereafter

DATE OF HEARING:

MAY 6, 2020

PLACE OF HEARING:

RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

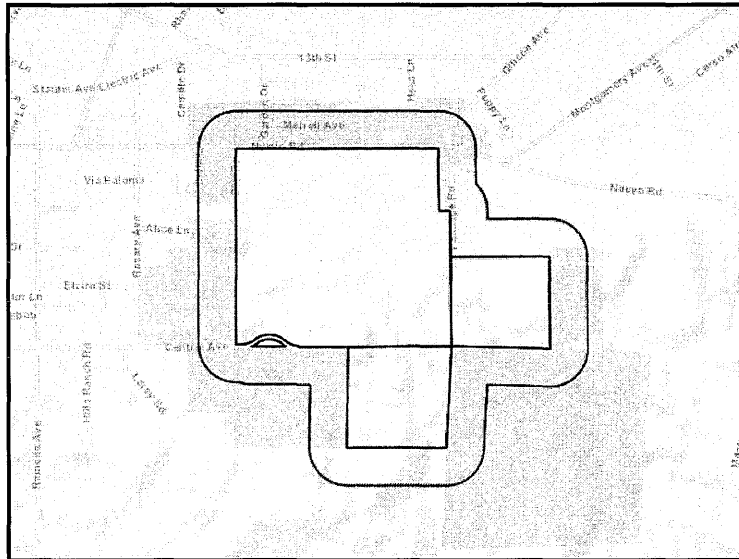
The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 500, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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: Deborah Bradford, P.O. Box 1409, Riverside, CA 92502-1409



Dated: 04-21-20