

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE PARCEL MAP, TENTATIVE TRACT MAP, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE THOUSAND PALMS ZONING DISTRICT, FOURTH 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 8, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation for approval on **General Plan Amendment No. 1217**, which proposes to change the General Plan Land Use Designation on properties totaling 108 gross acres from Community Development: Low Density Residential (CD: VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) on an approximate 101-acre portion of 108 gross acres and to Community Development: High Density Residential (CD: HHDR) (20+ D.U./Ac.) on an approximate 7.10 acre portion of the 108 gross acres along the Ramon Road frontage. **Change of Zone No. 7936**, which proposes to amend the zoning classification for a 7.10 acre portion of 108 gross acre site along the Ramon Road frontage portion of the subject property from Scenic Highway Commercial (C-P-S) to General Residential (R-3). **Tentative Parcel Map No. 36804**, which proposes a Schedule J subdivision to divide 108 gross acres into four (4) parcels. **Tentative Tract Map No. 36805**, which proposes a unit phased Schedule A subdivision to divide 108 gross acres into 371 single-family residential lots with lot sizes ranging from 6,000 square feet minimum to 14,000 square feet maximum, with private streets, retention areas, tot lots, walking and jogging trails, training track, BBQ areas, and water features. This project is located north of Ramon Road, west of Vista Del Sol, east of Desert Moon Drive in the Thousand Palms Zoning District of the Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 42751**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (760) 863-7050 OR EMAIL [jolivas@rivco.org](mailto:jolivas@rivco.org)

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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](mailto:cob@rivco.org)

Dated: December 20, 2018

Kecia Harper-Ihem, Clerk of the Board

By: Stephanie Cribbs, Board Assistant

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 6372 W 82ND ST  
 LOS ANGELES CA 90045

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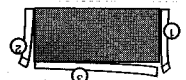
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Dated: December 20, 2018

Kecia Harper-Ihem, Clerk of the Board

By: Stephanie Cribbs, Board Assistant

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STATE ATTORNEY

650281024  
RUSSELL CLARKE  
35430 PEGASUS CT  
PALM DESERT CA 92211

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## PUBLIC HEARING NOTICE

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Dated: December 20, 2018

Kecia Harper-Ihem, Clerk of the Board

By: Stephanie Cribbs, Board Assistant

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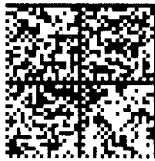
Dated: December 20, 2018

Kecia Harper-Ihem, Clerk of the Board

By: Stephanie Cribbs, Board Assistant

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THOUSAND PLMS CA 92276

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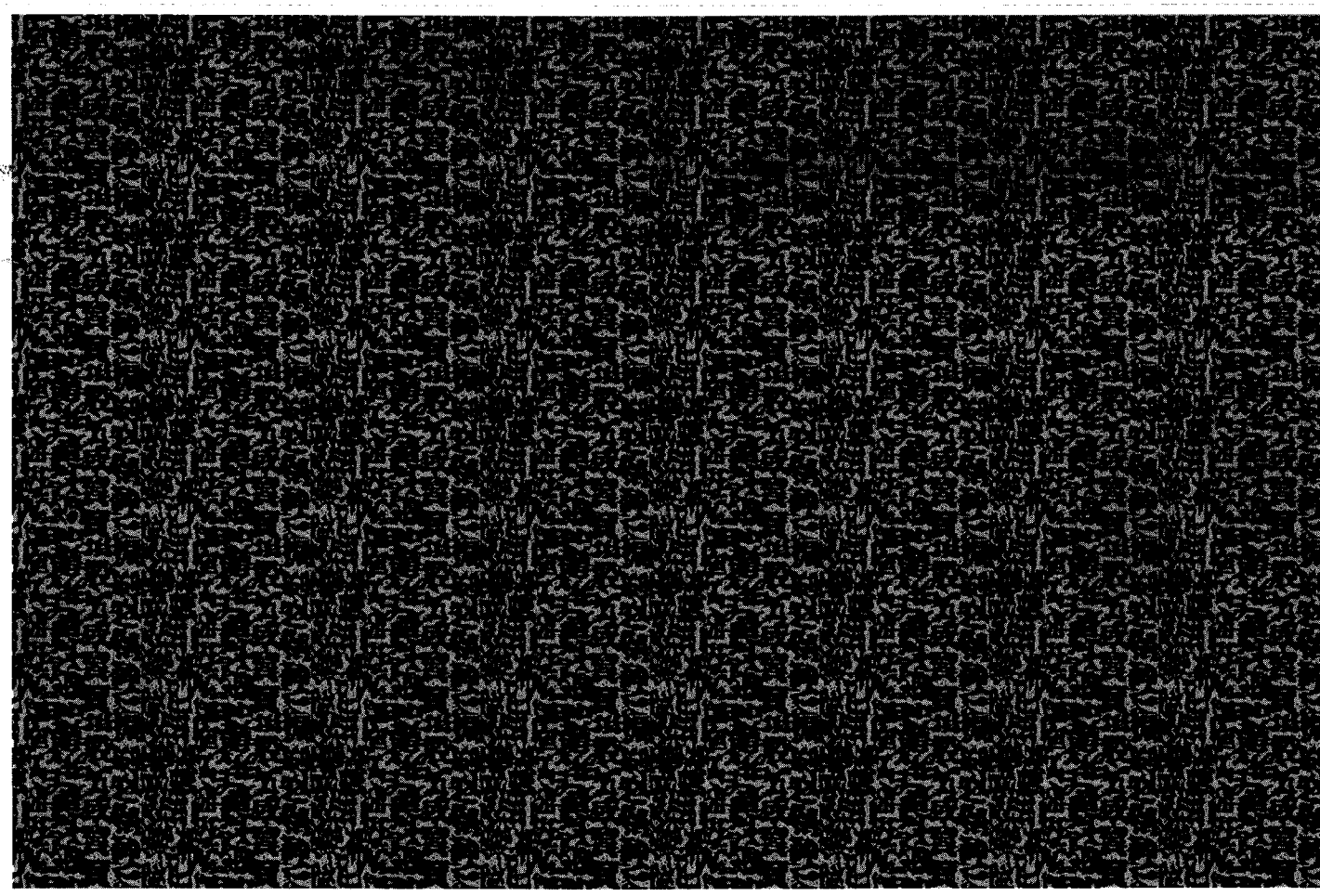
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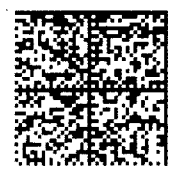
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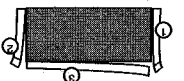
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

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](mailto:cob@rivco.org)

Dated: December 20, 2018

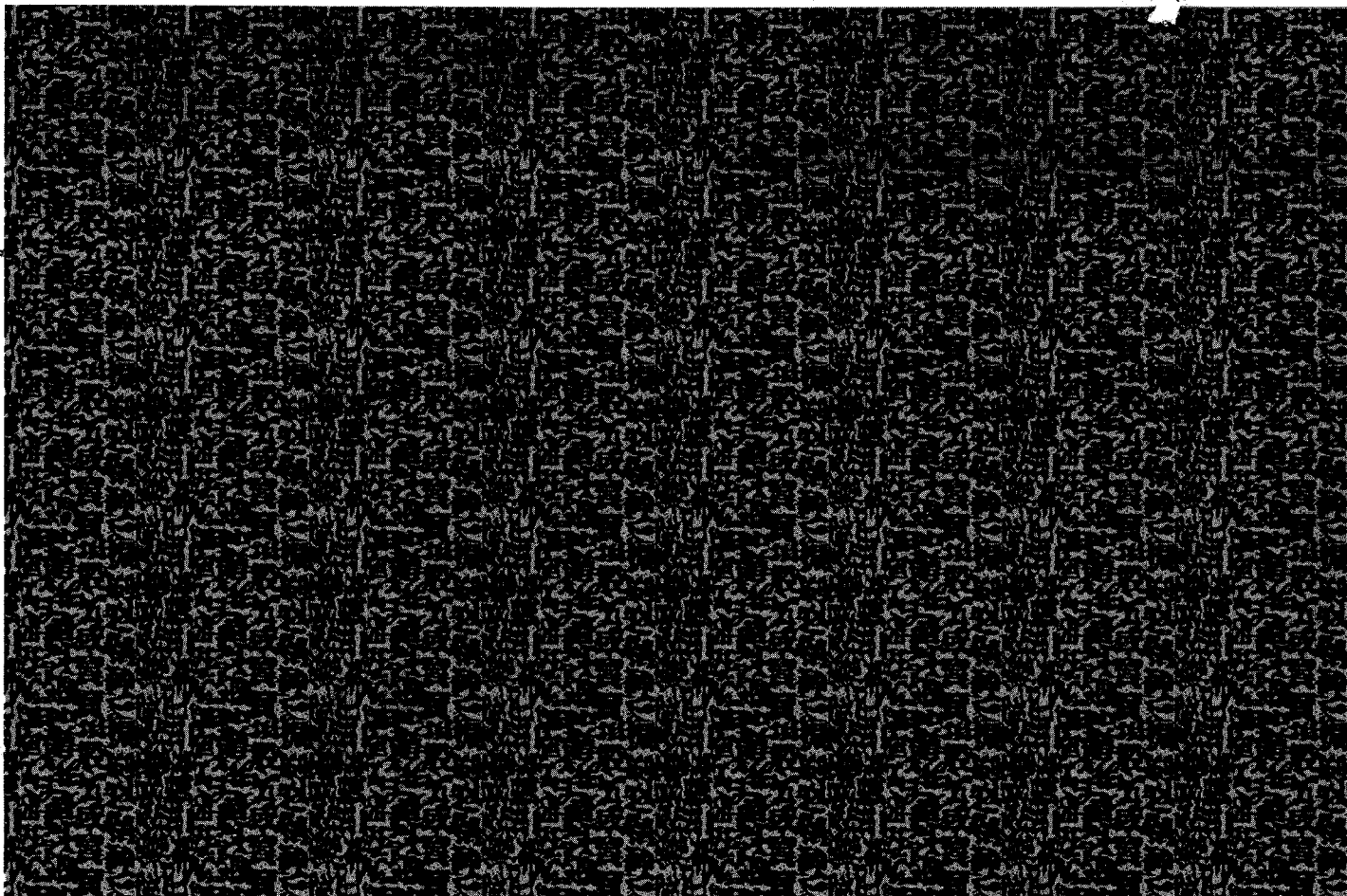
Kecia Harper-Ihem, Clerk of the Board

By: Stephanie Cribbs, Board Assistant



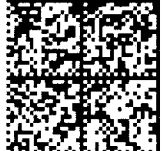
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE PARCEL MAP, TENTATIVE TRACT MAP, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE THOUSAND PALMS ZONING DISTRICT, FOURTH 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 8, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation for approval on **General Plan Amendment No. 1217**, which proposes to change the General Plan Land Use Designation on properties totaling 108 gross acres from Community Development: Low Density Residential (CD: VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) on an approximate 101-acre portion of 108 gross acres and to Community Development: High Density Residential (CD: HHDR) (20+ D.U./Ac.) on an approximate 7.10 acre portion of the 108 gross acres along the Ramon Road frontage. **Change of Zone No. 7936**, which proposes to amend the zoning classification for a 7.10 acre portion of 108 gross acre site along the Ramon Road frontage portion of the subject property from Scenic Highway Commercial (C-P-S) to General Residential (R-3). **Tentative Parcel Map No. 36804**, which proposes a Schedule J subdivision to divide 108 gross acres into four (4) parcels. **Tentative Tract Map No. 36805**, which proposes a unit phased Schedule A subdivision to divide 108 gross acres into 371 single-family residential lots with lot sizes ranging from 6,000 square feet minimum to 14,000 square feet maximum, with private streets, retention areas, tot lots, walking and jogging trails, training track, BBQ areas, and water features. This project is located north of Ramon Road, west of Vista Del Sol, east of Desert Moon Drive in the Thousand Palms Zoning District of the Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 42751**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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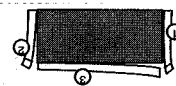
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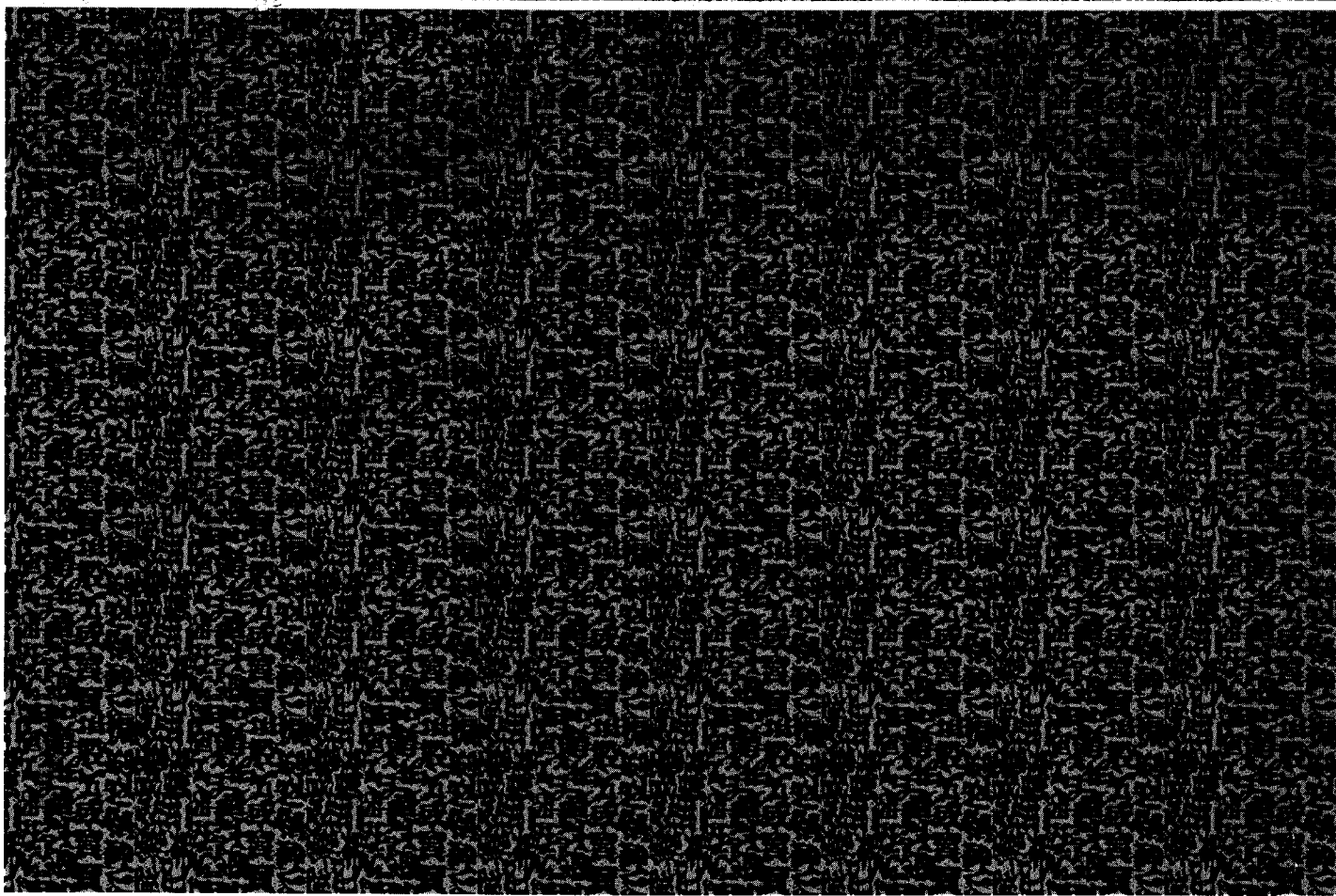
Dated: December 20, 2018

Kecia Harper-Ihem, Clerk of the Board

By: Stephanie Cribbs, Board Assistant



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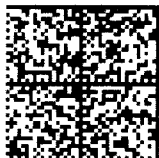
By: Stephanie Cribbs, Board Assistant



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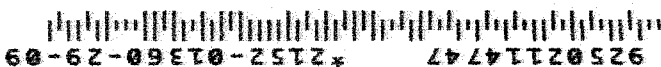
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Dated: December 20, 2018

Kecia Harper-Ihem, Clerk of the Board

By: Stephanie Cribbs, Board Assistant



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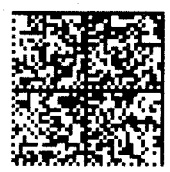
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# PUBLIC HEARING NOTICE

Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



*This may affect your property*

650300011  
DOLLY HWANG  
WEN PIN LIAN  
1107 ORANGE GROVE AVE  
SOUTH PASADENA CA 91106

*[Handwritten signature]*

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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE PARCEL MAP, TENTATIVE TRACT MAP, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE THOUSAND PALMS ZONING DISTRICT, FOURTH 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 8, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation for approval on **General Plan Amendment No. 1217**, which proposes to change the General Plan Land Use Designation on properties totaling 108 gross acres from Community Development: Low Density Residential (CD: VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) on an approximate 101-acre portion of 108 gross acres and to Community Development: High Density Residential (CD: HHDR) (20+ D.U./Ac.) on an approximate 7.10 acre portion of the 108 gross acres along the Ramon Road frontage. **Change of Zone No. 7936**, which proposes to amend the zoning classification for a 7.10 acre portion of 108 gross acre site along the Ramon Road frontage portion of the subject property from Scenic Highway Commercial (C-P-S) to General Residential (R-3). **Tentative Parcel Map No. 36804**, which proposes a Schedule J subdivision to divide 108 gross acres into four (4) parcels. **Tentative Tract Map No. 36805**, which proposes a unit phased Schedule A subdivision to divide 108 gross acres into 371 single-family residential lots with lot sizes ranging from 6,000 square feet minimum to 14,000 square feet maximum, with private streets, retention areas, tot lots, walking and jogging trails, training track, BBQ areas, and water features. This project is located north of Ramon Road, west of Vista Del Sol, east of Desert Moon Drive in the Thousand Palms Zoning District of the Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 42751**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (760) 863-7050 OR EMAIL [jolivas@rivco.org](mailto:joliv@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 Commission 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) 955-1063, at least 72 hours prior to hearing.

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](mailto:cob@rivco.org)

Dated: December 20, 2018

Kecia Harper-Ihem, Clerk of the Board

By: Stephanie Cribbs, Board Assistant



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

## PUBLIC HEARING NOTICE

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650230028  
KIRK ELLIOTT  
64085 OLYMPIC MOUNTAIN AVE  
DESERT HOT SPRINGS CA 92240

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Dated: December 20, 2018

Kecia Harper-Ihem, Clerk of the Board

By: Stephanie Cribbs, Board Assistant



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650249004  
ROBERTA PYE CHANG  
SEAY WON CHANG  
77534 WESTBROOK CT  
PALM DESERT CA 92211

*Handwritten signature: WRC*

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