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COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

NOTICE OF HEARING & INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION FOR THE CITY OF RIVERSIDE, CALIFORNIA

PROJECT DESCRIPTION: PLANNING CASES P12-0393 & P12-0394: Proposal by John Pitchford and Emily Lawson to consider: 1) a Parcel Map to subdivide an approximately 14.60 acre, two parcel site, currently developed with two single family residences, into three parcels, ranging in size from 1.02 acres to 11.61 acres; 2) a Variance to allow the existing parcel, located at 6260 Hawarden Drive, to increase from 0.63 acres to 1.02 acres in size, where the development standards for parcel size requires a minimum of 2.0 acres.

PROJECT LOCATION: 6240 and 6260 Hawarden Drive, situated on the easterly side of Hawarden Drive, mid-block between Horace Street and Rolling Ridge Road, in the RC - Residential Conservation Zone, Ward 3.

PUBLIC HEARINGS: The City of Riverside will hold a formal public hearing with the Cultural Heritage Board on the above noted project and the Mitigated Negative Declaration on August 20, 2014. This item will not be heard before the time indicated, but possibly later.

PROJECT CONTACT: Brian Norton, Associate Planner
PHONE: (951) 826-2308
E-MAIL: bnorton@riversideca.gov

PUBLIC REVIEW AND WRITTEN COMMENTS: The review period for submitting written comments on the Mitigated Negative Declaration pursuant to State CEQA Guidelines Section 15105 commences on July 25, 2014 and will close on August 13, 2014 at 5:00 p.m. If you have any questions regarding the project or Mitigated Negative Declaration, please contact by e-mail or phone as indicated above.

Comments should be addressed to:
City of Riverside, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration is available at the City Planning Division, located at the address above, and may also be viewed on the City's website at <http://riversideca.gov/ceqa>.

PUBLIC HEARING: Decisions of the Cultural Heritage Board are appealable to the City Council within ten calendar days following the respective meeting date. Appeal procedures are available from the Planning Division.

Interested persons are invited to appear at the hearing to express their opinions on the above matter.

If you challenge the above proposed action 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 delivered to the Planning Division at, or prior to, the public hearing. 7/24