

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE MEAD VALLEY AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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, September 14, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval of **Plot Plan No. 190039, Change of Zone No. 2000008, and adoption of a Mitigated Negative Declaration for environmental Assessment No CEQ190175, and Ordinance No 348.4964** The Plot Plan is a proposal to construct a 334,922 square foot warehouse and distribution facility with 10,990 square feet of first floor office, 7,850 square feet of office mezzanine, 316,082 square feet of warehouse 41 dock doors, parking for automobiles and trucks and two water quality detention basins, and associated improvements. Site improvements includes a flood control easement on the northern boundary of the property, a signing and striping plan, including improvements to the intersections of Harvill Avenue and Rider Street, and improvements to Harvill Street and the intersection of the southern driveway and Rider Street. Approximately 1.81 acres of the 15.08 gross acre site, specifically the southwest corner, is zoned Manufacturing Service Commercial (M-SC). The remaining 13.27 acres of the project site is zoned Manufacturing Heavy (M-H). Change of Zone No. 2000008 proposes to change the zoning classification of the 13.27 acre section from M-H to M-SC in order to apply a single zoning classification throughout the project site. The project was heard by the Board of Supervisors on July 20, 2021, and continued to September 14, 2021. APN(s): 317-170-024, 317-170-045. This project is located at the Northeast corner of Harvill Avenue and Rider Street of the First Supervisorial District.

NOTICE is HEREBY GIVEN that the Riverside County Planning Department has prepared a Mitigated Negative Declaration pursuant to the requirements of CEQA for the above project. The public review period for the Mitigated Negative Declaration is from August 3, 2021 to September 2, 2021. Written comments on this Mitigated Negative Declaration will be accepted during the public review period.

For further information regarding this project, please contact Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@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 recommends that the Board of Supervisors **Adopt a Mitigated Negative Declaration for Environmental Assessment No. CEQ190175**, approve **Change of Zone No. 2000008**, consider **Adopting Ordinance No. 348.4964**, and **Approve Plot Plan No. 190039**.

The Planning Department's report package for the project 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 BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL BDAWSON@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, at least 72 hours prior to hearing.

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

Dated: July 28, 2021

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant