

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 210130 – Intent to Adopt a Mitigated Negative Declaration – CEQ210203 – Applicant: Neal Holdridge – Engineer: EPD Solutions, Norah Jaffan – First Supervisorial District – March Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD: LI) – Location: north of Old Oleander Avenue, south of Harley Knox Boulevard, east of Decker Road, and west of Harvill Avenue – 15.2 gross acres – Zoning: Manufacturing – Medium (M-M) and Industrial Park (I-P) – **REQUEST: Plot Plan No. 210130 (PPT210130)** proposes the construction of a 239,308 square foot high-cube speculative industrial building including 13,924 square feet of ancillary office uses. The building will include 31 dock doors on the southern side of the warehouse building and a detention basin on the eastern edge of the project site. A total of 178 parking stalls will be provided. Access to the truck court will be gated. Access will be provided from three new driveways. One driveway is located off Harley Knox Boulevard and two driveways are proposed off Rowland Lane. The Harley Knox Boulevard driveway will allow ingress and egress for both trucks and passenger vehicles. The westerly driveway on Rowland Lane will allow ingress and egress for passenger vehicles only and the easterly driveway on Rowland Lane will allow ingress and egress for both trucks and passenger vehicles. APNs: 295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040.

TIME OF HEARING:	1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING:	APRIL 18, 2022
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER 12 th FLOOR, CONFERENCE ROOM A 4080 LEMON STREET, RIVERSIDE, CA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at: <https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2022-Directors-Hearing-Meeting>. 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 Director's Hearing agenda web page at <https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2022-Directors-Hearing-Meeting>.

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 Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The proposed mitigated negative declaration is available for review online on the Planning Department website at <https://planning.rctlma.org>, listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date at <https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2022-Directors-Hearing-Meeting>

The Public Review Period to comment on the environmental document is from Wednesday, March 16, 2022, to Thursday, April 14, 2022. Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

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 Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director 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