

**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. 220036 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION** - CEQ220087- Applicant: North Palisade Partners, LLC – Representative: T&B Planning - Second Supervisorial District – Temescal Canyon Area Plan – Glen Ivy Zoning Area – Community Development: Business Park (CD: BP) and Community Development: Light Industrial (CD:LI) – Location: North of Temescal Canyon Road 22740 Temescal Canyon Road – 13.07 acres - Zoning: Manufacturing - Service Commercial (M-SC) and Specific Plan (SP) – **REQUEST:** Plot Plan No. 220036 is a proposal for the construction of a 201,844 sq ft warehouse building including 8,000 sq ft of office space. The project site will include 24 loading dock doors, and a total of 129 parking spaces for passengers on a site that consists of a 64,190 square foot building that will remain. As proposed, access to the project site would be from two (2) existing driveways at Temescal Canyon Road - APN(s) 283-110-068, 283-110-069.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: **February 5, 2024**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> 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/> for further information regarding this project, please contact Project Planner Krista Mason at (951) 955-1722 or email at [kmason@rivco.org](mailto:kmason@rivco.org), or go to the County Planning Department's Director's Hearing web page listed above.

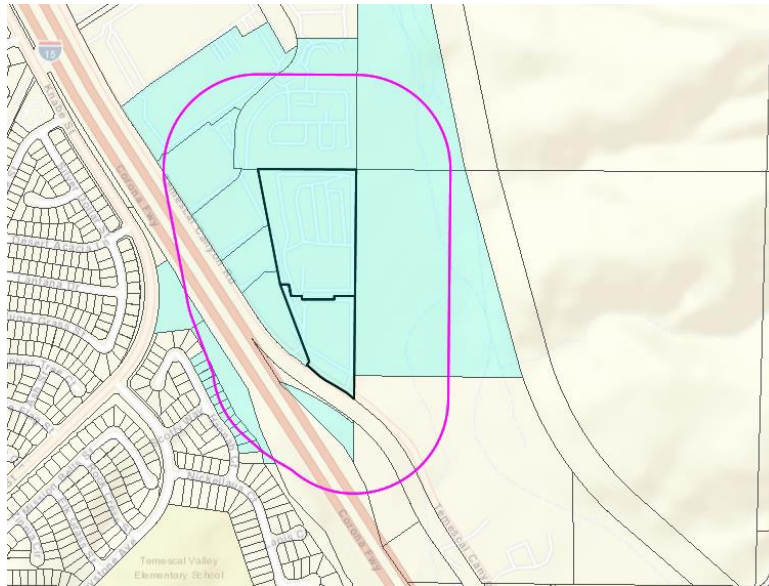
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, 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 Public Review Period to comment on the environmental document is from December 15, 2023, to January 15, 2024.** Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, 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: Krista Mason  
P.O. Box 1409, Riverside, CA 92502-1409

PROJECT: PPT220036



Maps and data are for reference purposes only. Map features are approximate.  
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.