

**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. 220024 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – CEQ 240008** - Applicant: Robert Close – Engineer/ Representative: SDH & Associates, Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development (CD): Light Industrial (LI) – Location: North of Rider Street, south of Cajalco Road, east of Seaton Avenue, and west of Patterson Avenue – 5.06 Gross Acres – Manufacturing – Service Commercial (M-SC) – Environmental Justice Community: Mead Valley – **REQUEST:** Plot Plan No. 220024 is a request for the development of a 105,371 sq ft warehouse building with 8,000 sq ft of office space including a mezzanine. The project site will include 21 loading dock doors, 81 parking spaces, and will have access from two (2) driveways on Patterson Ave - APN(s): 317-140-016, and 317-140-047.

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| TIME OF HEARING:  | 1:30 p.m. or as soon as possible thereafter.  |
| DATE OF HEARING:  | <b>May 6, 2024</b>  |
| PLACE OF HEARING: | RIVERSIDE COUNTY ADMINISTRATIVE CENTER<br>12 <sup>th</sup> FLOOR, CONFERENCE ROOM A<br>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: [2024 Director's Hearing Meetings \(rctlma.org\)](https://www.rivco.org/planning/2024-Directors-Hearing-Meetings). 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 agenda web page at [2024 Director's Hearing Meetings \(rctlma.org\)](https://www.rivco.org/planning/2024-Directors-Hearing-Meetings).

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 [2024 Director's Hearing Meetings \(rctlma.org\)](https://www.rivco.org/planning/2024-Directors-Hearing-Meetings).

**The Public Review Period to comment on the environmental document is from April 1, 2024, to May 2, 2024.** 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: Krista Mason**  
P.O. Box 1409, Riverside, CA 92502-1409