

**NOTICE OF SCOPING SESSION**  
for  
**ENVIRONMENTAL IMPACT REPORT**

**A SCOPING SESSION** 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:

**SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT (EIR) FOR PLOT PLAN NO. 220002** – Applicant: Peter Schafer – Engineer: EPD Solutions c/o Michael Brown – First Supervisorial District – North Perris Area Zoning District – Mead Valley Area Plan – Community Development: Business Park (CD:BP) – Location: east of Tobacco Rd., west of Harvill Ave., south of Water St., and north of Orange Ave. – 20.57 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC). **REQUEST: PLOT PLAN NO. 220002** is a request for the construction of a 424,823 sq. ft. industrial warehouse building, with 10,000 square feet of office space for a total of 434,823 square feet. Fifty-four (54) dock doors will be installed along the eastern portion of the building. A total of 254 parking spaces will be provided. In addition, sixty-six (66) truck trailer parking spaces will be provided. APNs 317-270-006, 317-270-010, 317-270-015, 317-270-016.

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| TIME OF HEARING:  | 1:30 p.m. or as soon as possible thereafter.  |
| DATE OF HEARING:  | <b>JUNE 20, 2022</b>  |
| PLACE OF HEARING: | RIVERSIDE COUNTY ADMINISTRATIVE CENTER<br>12 <sup>th</sup> FLOOR, CONFERENCE ROOM A<br>4080 LEMON STREET, RIVERSIDE, CA 92501 |

Pursuant to the California Environmental Quality Act, notice is given that the Riverside County Planning Department plans to oversee the preparation on an EIR for the above-described project. The purpose of this notice is to solicit comments as to the scope and content of the environmental information to be included in the EIR. It is anticipated that the proposed Project would have the potential to result in significant impacts under the following areas: Aesthetics, Agriculture & Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology / Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology / Water Quality, Land Use / Planning, Mineral Resources, Noise, Paleontological Resources, Population / Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities / Service Systems, Wildfire, and Mandatory Findings of Significance. A detailed analysis of the above issue areas will be included in the forthcoming EIR.

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 scoping meeting; or, you may appear (in person or remotely) and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the scoping meeting 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.

This meeting will be conducted by teleconference and at the place of the meeting, 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 Phayvanh Nanthavongdouangsy at (951) 955-6573, email at [pnanthav@rivco.org](mailto:pnanthav@rivco.org), or go to the County Planning Department's website at <https://planning.rctlma.org/> and scroll down to CEQA Environmental Noticing. Scoping Session agenda information is located here: <https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2022-Directors-Hearing-Meeting>.

If this project is challenged in court, the issues may be limited to those raised at the scoping session, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the scoping session. Be advised that as a result of the scoping session 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: PHAYVANH NANTHAVONGDOUANGSY**  
P.O. Box 1409, Riverside, CA 92502-1409