

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CONSIDER AN ADDENDUM TO A  
MITIGATED NEGATIVE DECLARATION (MND)**

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. 220014 – Intent to Consider an Addendum to an Adopted Mitigated Negative Declaration –** (CEQ200006) – Applicant: Peter Schafer, IPT Riverside Logistics Center, LLC. – Engineer/Representative: Orbis Real Estate Partners, Jason Huber – First Supervisorial District – North Perris Area – Mead Valley Area Plan: Community Development: Business Park (CD:BP) – Location: north of Placentia Avenue, west of Harvill Avenue, south of Rider Street, east of Patterson Avenue – 11.28 Gross Acres – Existing Zoning: Manufacturing Service Commercial (M-SC). **REQUEST: PLOT PLAN NO. 220014 (PPT220014)** is a proposal to remove the approved construction of a 255,685 sq. ft. concrete tilt-up industrial building to create additional trailer parking stalls that can be utilized by the industrial building to the west (currently under construction) or as a stand-alone trailer yard. APNs: 317-240-017, 317-240-019, 317-240-020, 317-240-021, 317-240-028, 317-240-029, 317-240-039, 317-240-041. Previous Case: PPT200002.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: **JULY 11, 2022**  
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/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](mailto: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-described project will not have a significant effect on the environment and has recommended certification of an addendum to an MND. The Planning Director will consider the proposed project, and the proposed addendum, at the public hearing. The mitigated negative declaration and addendum for the proposed project are 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>.

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.

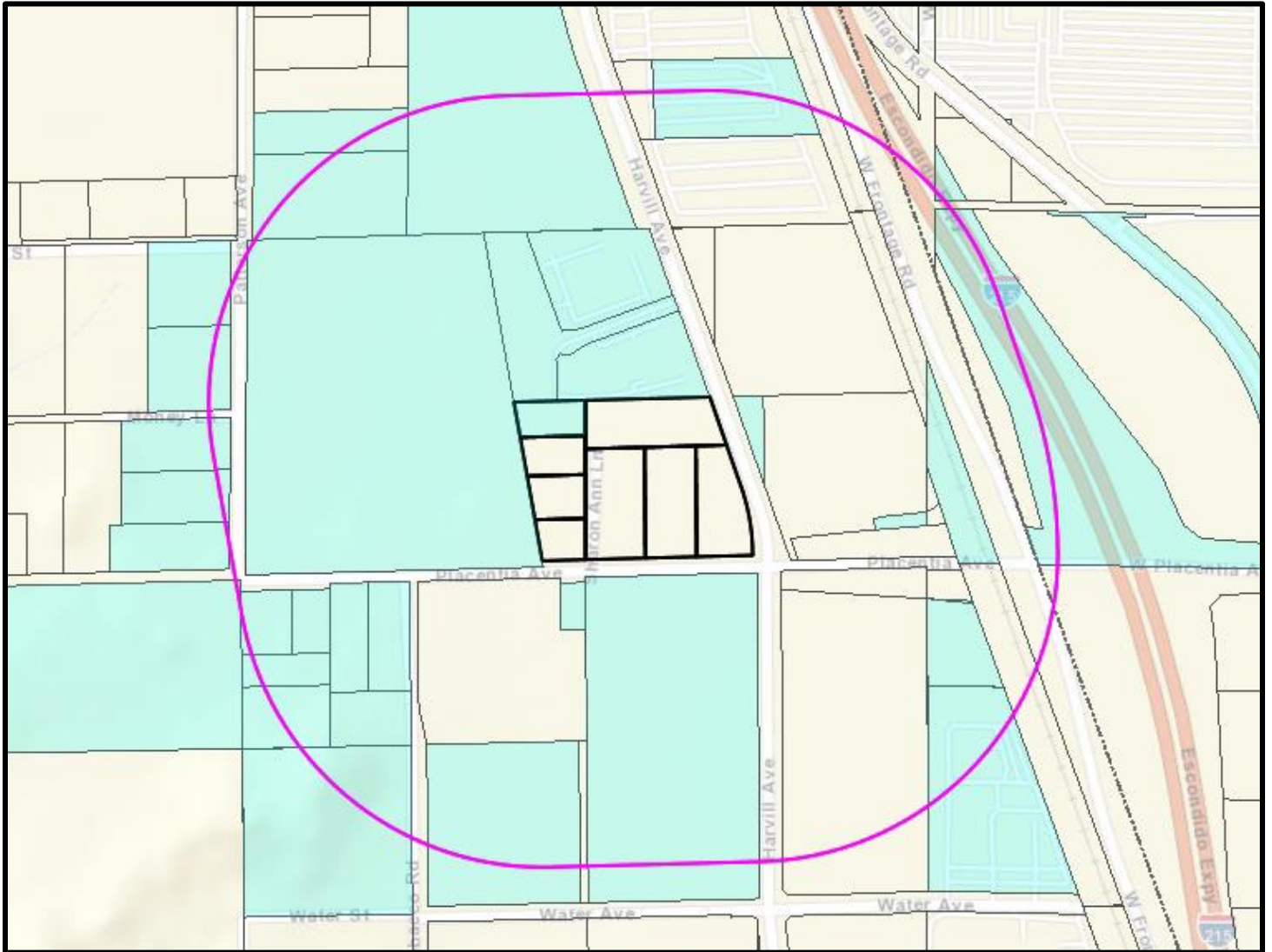
If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning 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

**PROJECT:**



**PLOT PLAN NO. 220014**



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.