

**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 PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**PLOT PLAN NO. 190039 and CHANGE OF ZONE NO. 2000008 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190175 – Applicant: Duke Realty – Representative: Michael Weber – First Supervisorial District – Mead Valley Area Plan – North Perris Area Zoning District – General Plan: Light Industrial (LI) – Zoning: Manufacturing Heavy (M-H) – Manufacturing – Service Commercial (M-SC) – Location: Northeasterly corner of Harvill Avenue and Rider Street – 15.07 acres – **REQUEST** A Plot Plan to construct a construct a 334,922 sq. ft. warehousing and distribution facility with approximately 10,990 sq. ft. of first floor office, 7,850 sq. ft. of office mezzanine, 316,082 sq. ft. of warehouse, 41 dock doors, parking for automobiles and trucks and one water quality detention basin, and associated improvements. The project includes two (2) water quality basins, 333 standard parking spaces, which includes six (6) accessible parking spaces, 49 additional spaces are designated as trailer parking spaces, and a Change of Zone to from Manufacturing Heavy (M-H) and Manufacturing Service Commercial (M-SC) to Manufacturing Service Commercial (M-SC) throughout the property. APN's: 317-170-024 and 317-170-045.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>MAY 19, 2021</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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 Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

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; or, you may appear 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 public hearing will be submitted to the Planning Commission 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 Commission and retained for the official record.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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: Brett Dawson  
P.O. Box 1409, Riverside, CA 92502-1409