

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

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. 180032 (PPT180032) – Intent to Consider an Addendum to Environmental Impact Report No. 466 – EIR466 – Applicant: Majestic Realty – Representative: T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: Westerly of Harvill Avenue, southerly of Old Oleander Avenue, easterly of Decker Road, and northerly of Markham Street – 19.41 Gross Acres – Zoning: Industrial Park (I-P) – Manufacturing–Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 347,672 sq. ft. warehouse/distribution/manufacturing development on 19.41 gross acres, identified as Building 19. The building consists of 27,814 sq. ft. of office area with the remaining 319,858 sq. ft. as warehouse. APN: 314-051-015.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	SEPTEMBER 22, 2021
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@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-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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 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: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409