

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

**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. 190011 – Intent to Certify an Environmental Impact Report (CEQ190038)** – Applicant: Sares Regis Group Perris, LP c/o Patrick Russell – Engineer/Representative: Michael Baker International c/o Cesar Mota – First Supervisorial District – March Zoning Area/Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Oleander Avenue, southerly of Nandina Avenue, easterly of Day Street, and westerly of Decker Road – 93.84 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Plot Plan No. 190011 is a proposal to construct two (2) industrial warehouse buildings on two (2) parcels. The total project site consists of four (4) parcels that would adjust their existing lot lines to consist of the following: Parcel 1 of 20.90 acres would include a 363,367 sq. ft. industrial building (Building A) with 15,000 sq. ft. of office/mezzanine space and 348,367 sq. ft. of warehouse area with 46 docking bay doors and drive aisles. Parking for Parcel 1/Building A would consist of 245 parking spaces for vehicles and 62 parking stalls for trucks. Parcel 2 of 19.59 acres would include a 347,369 sq. ft. industrial building (Building B) with 15,000 sq. ft. of office/mezzanine space and 332,369 sq. ft. of warehouse area with 39 docking bay doors and drive aisles. Parking for Parcel 1/Building A would consist of 224 parking spaces for vehicles and 53 parking stalls for trucks. Landscaping will surround the perimeter of both industrial sites. Parcels 3 and 4, totaling approximately 53.35 acres will remain vacant. APN: 295-310-012, 013, 014, and 015.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**  
DATE OF HEARING: **DECEMBER 16, 2020**  
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: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@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 has the potential to have a significant effect on the environment and has prepared an environmental impact report. The Environmental Impact Report, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods or to schedule an appointment.

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 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: Tim Wheeler, P.O. Box 1409, Riverside, CA 92502-1409