



John E. Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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 DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 220026 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – (CEQ220058) - Applicant: Larry D. Cochrun, LDC Industrial Realty, LLC – Representative: Tracy Zinn, T&B Planning, Inc. - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan - Community Development: Light Industrial (CD: LI) – Location: East of Patterson Avenue, west of Harvill Avenue, south of Cajalco Road, and north of Rider Street – 4.56 Gross Acres - Zoning: Manufacturing Service-Commercial (M-SC) & Specific Plan (SP No.100) - **REQUEST:** Plot Plan No. 220026 proposes the construction of a 100,924 sq ft warehousing/logistics building, comprised of 93,924 sq ft of warehouse and 7,000 sq ft of office space. 11 dock doors will be provided along the south side of the building - APN: 317-160-037.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **November 18, 2024**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1st FLOOR
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: [2024 Director's Hearing Meetings \(rctlma.org\)](https://www.rivco.org/planning/2024-Directors-Hearing-Meetings). For further information regarding this project, please contact Project Planner Krista Mason at (951) 955-1722 or email at kmason@rivco.org or go to the County Planning Department's Director's Hearing agenda web page at [2024 Director's Hearing Meetings \(rctlma.org\)](https://www.rivco.org/planning/2024-Directors-Hearing-Meetings).

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 Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The proposed mitigated negative declaration is available for review online on the Planning Department website at <https://planning.rctlma.org/>, listed under Environmental Documents, or accessible using the following link: <https://bit.ly/3A1aESp>. The meeting documents for the proposed project can be viewed online under the hearing date at [2024 Director's Hearing Meetings \(rctlma.org\)](https://www.rivco.org/planning/2024-Directors-Hearing-Meetings).

Public Review Period to comment on the environmental document is from October 25, 2024, to November 14, 2024. 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: **Krista Mason**
P.O. Box 1409, Riverside, CA 92502-1409

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
Office: (951) 955-3200 • Fax: (951) 955-1811

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
Office: (760) 863-8277 • Fax: (760) 863-7040