

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. 190002 – Intent To Adopt A Mitigated Negative Declaration – CEQ190009 – Applicant: Star Milling/William Cramer Jr.– Engineer/Representative: PBLA Engineering/Steve Busby – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Orange Avenue, southerly of Water Avenue, easterly of Harvill Avenue, and westerly of Interstate 215 – 6.74 Acres – Zoning: Manufacturing – Heavy (M-H) – **REQUEST: Plot Plan No. 190002** proposes to construct a 90,840 sq. ft., feed storage and production building. The structure will vary in height from 33 feet to 50 feet and will be comprised of painted metal vertical siding. The applicant is proposing to construct the structure in three (3) phases. The first phase will consist of 29,200 sq. ft. of warehouse and 5,000 sq. ft. of office space. The second phase will consist of an addition of 14,800 sq. ft. of warehouse, 26,200 sq. ft. of manufacturing, and 1,620 sq. ft. of employee welfare uses (restrooms and break room). The third phase will consist of an addition of 14,000 sq. ft. of manufacturing. A total of 51 parking spaces will be provided. APN: 317-270-017.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 14, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
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 Deborah Bradford at (951) 955-6646 or email dbradfor@rivco.org, or go to the County Planning Department's Director's Hearing 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 Director 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. 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 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 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