

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 the project shown below:

PLOT PLAN NO. 26220 – Intent to Adopt a Mitigated Negative Declaration – EA43004 – Applicant: Central Freight Lines, LLC c/o Teresa Harvey – Engineer/Representative: CWE Corporation – Owner: Southwest Premier, LLC – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Placentia Avenue, easterly of West Frontage Road, westerly of Harvill Avenue, and southerly of Rider Street – 19.19 Acres – Zoning: Manufacturing: Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 26220 proposes the construction of a trucking distribution facility, which will include a 61,840 sq. ft. loading dock and 10,000 sq. ft. main office. (“Project”). The Project will include multiple loading stations for trucks to load and unload on the side of the building. The Project will include trucks loading and unloading manufacturing and retail merchandise from the loading dock at between 6 a.m. and 10 p.m. Monday to Friday. The truck deliveries and employees will access the property at Harvill Avenue. The Project’s gross area is approximately 19 acres and includes one (1) stormwater bioretention basin, 179 standard car parking stalls (including 160 employee parking spaces and 6 accessible spaces), and a paved parking area for over 450 spaces for trailer loading and storage.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **MARCH 26, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Dionne Harris at (951) 955-6836 or email at dharris@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 may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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: Dionne Harris
P.O. Box 1409, Riverside, CA 92502-1409