

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. 26340, PLOT PLAN NO. 26341, PLOT PLAN NO. 26342, and PLOT PLAN NO. 26343 – Intent to Adopt a Mitigated Negative Declaration – EA43057 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northerly of Commerce Court, southerly of Borel Road, easterly of Sky Canyon Drive, and westerly of Calistoga Drive – **REQUEST: PLOT PLAN NO. 26340** (Lot-16), proposes to construct a 20,479 sq. ft. concrete tilt up building including 18,483 sq. ft. of manufacturing space with a 1,997 sq. ft. mezzanine for office and storage space on a 1.65 acre parcel. The project will provide 62 parking spaces. **PLOT PLAN NO. 26341** (Lot-17), proposes to construct a 16,236 sq. ft. concrete tilt up building including 14,224 sq. ft. of manufacturing space with a 2,012 sq. ft. mezzanine for office and storage space on a 1.65 acre parcel. A 3-hour rated concrete wall will divide the proposed buildings of Lot-16 and Lot-17 along the property line (PL). The project will provide 37 parking spaces. **PLOT PLAN NO. 26342** (Lot-18), proposes to construct a 27,397 sq. ft. concrete tilt up building with 25,778 sq. ft. manufacturing area, and a 1,619 sq. ft. mezzanine, for office and storage space on a 1.69 acre parcel. The project will provide 56 parking spaces. **PLOT PLAN NO. 26343** (Lot-19), proposes to construct a 21,869 sq. ft. concrete tilt up building, including 20,568 sq. ft. of manufacturing space and a 1,301 sq. ft. mezzanine, for office and storage space on a 1.48 acre parcel. The project will provide 47 parking spaces.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **APRIL 8, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BASEMENT – ROOM13
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner David Alvarez at (951) 955-5719 or email daalvarez@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 Thursday, 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: David Alvarez
P.O. Box 1409, Riverside, CA 92502-1409