

NOTICE OF PUBLIC HEARING 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 PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 230049 (PPT230049), TENTATIVE TRACT MAP NO. 38895 (TTM38895), GENERAL PLAN AMENDMENT NO. 230009 (GPA230009) AND CHANGE OF ZONE NO. 2300031 (CZ2300031) – Intent to Adopt a Mitigated Negative Declaration – Applicant: Craig Morris, MCP Industries Inc. – Second Supervisorial District – Glen Ivy Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Tourist (CD:CT) – Design Theme Policy Area – Location: Northeast of Lawson Road, and west of Temescal Canyon Road – 29.22 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** PPT230049 is a proposal to build a 188,000 sq ft industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq ft) and Tenant Space B (104,000 sq ft). The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products (Laguna Clay). Tenant Space A is for the manufacture of plastics parts (thermoplastic elastomer [TEP] by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motorcross, watercraft, snowmobile, and ATV). TTM38895 is a proposal to subdivide five (5) parcels into six (6) numbered lots and two (2) lettered lots totaling 29.22 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.82 acres), Lot 4 (10.80 acres), Lot 5 (10.31 acres), and Lot 6 (.60 acre). Lettered lots; Lot A (3.81 acres), and Lot B (0.21 acre). GPA230009 is a request to change the land use designation from Community Development: Commercial Tourist (CD:C-T) to Community Development: Light Industrial (CD:LI) for Lot 4 (10.80 acres) on TTM38895. CZ2300031 is a request to change the zoning classification from General Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895. – APNs: 283-260-020, 283-180-001, 283-180-002, 283-180-020, 283-180-021. – Project Planner: Jose Merlan at 951-955-0314 or email at jmerlan@rivco.org

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **OCTOBER 2, 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 <https://planning.rctlma.org/2024-planning-commission-meetings>. For further information regarding this project, please contact Project Planner Jose Merlan at (951) 955-0314 or email at jmerlan@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <https://planning.rctlma.org> if you would like to view the project.

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 Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The mitigated negative declaration for the proposed project is available for review online via the following link: <https://bit.ly/47cSvx2> or on the Planning Department website at <https://planning.rctlma.org/>, listed under Environmental Documents.

The public review period to comment on the environmental document is from September 6, 2024, to September 26, 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; 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 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: JOSE MERLAN
P.O. Box 1409, Riverside, CA 92502-1409