

## CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

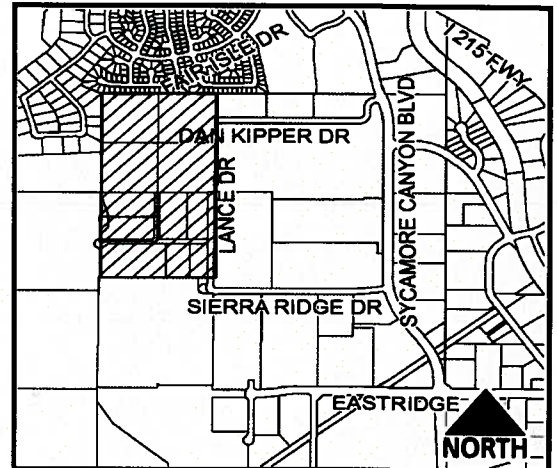
**NOTICE IS HEREBY GIVEN** that public hearing will be held before the City Council of the City of Riverside, in the Art Pick council Chamber, City Hall, 3900 Main Street, Riverside California, on Tuesday, February 14, 2017, at 3 p.m., regarding the following items:

**CASE NUMBER:** P14-1072, P14-1081, P14-1082, P16-0101, P16-0102, and P16-0103

**APPELLANTS:** Rebecca Davison on behalf of Laborers International Union of North America, Local Union No. 1184 and Craig M. Collins on behalf of Golden State Environmental Justice Alliance

**APPLICANT:** Hillwood Enterprises, L.P. and The Magnon Companies

**LOCATION:** Lance Drive between Dan Kipper and Sierra Ridge Drives



**PROPOSAL:** Appeals of Planning Commission approval of construction and operation of two industrial warehouse buildings totaling 1,375,169 square feet, on a 76-acre property in the BMP-SP - Business Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones with the following entitlements: General Plan Amendment, Specific Plan Amendment, Tentative Parcel Map, minor conditional use permit, variance and grading exceptions, and design review located on the west side of Lance Drive between Dan Kipper and Sierra Ridge Drives.

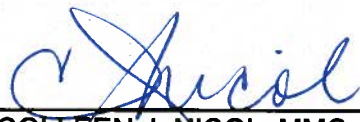
**ENVIRONMENTAL DETERMINATION:** The Planning Commission recommends (1) adoption of resolution certifying that the Final Environmental Impact Report (EIR) for the proposed project: (a) has been completed in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.); (b) was presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to approving the project; and (c) reflects the City's independent judgment and analysis, and making certain findings of fact; (2) adoption of the Findings of Fact; (3) adoption of the Statement of Overriding Considerations; (4) adoption of the Mitigation Monitoring and Reporting Program; (5) concurrence with the findings contained in the Final EIR, the CEQA Resolution, the case file and the administrative record; and (6) finding that no feasible alternatives to the project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final EIR.

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522. If you challenge the above proposed action 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 City Clerk of the City of Riverside at, or prior to, the public hearing.

**CONTACT PLANNER:** Patricia Brenes, Principal Planner, 3900 Main Street, 3rd Floor, Riverside, California, 92522, (951) 826-2307 or email: [pbrenes@riversideca.gov](mailto:pbrenes@riversideca.gov)

Dated: January 31, 2017

Mailed and Published: January 31, 2017

  
COLLEEN J. NICOL, MMC  
City Clerk of the City of Riverside