

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)

A PUBLIC HEARING has been re-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. 250012 (PPT250012) – Intent to Adopt a Mitigated Negative Declaration (MND) – CEQ260018 – Applicant: Rick Crook – Engineer: David Turner – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Community Development: Light Industrial (CD:LI) – Zoning: Manufacturing-Service Commercial (M-SC) – Location: south side of 54th Avenue, east of Harrison Street, and west of Shady Lane. – 20 Acres – Thermal Oasis Environmental Justice Community – **REQUEST:** PPT250012 proposes to establish a concrete batch plant to produce the cement mix for the use of concrete products. The project will also include a manufacturing facility for fabrication of concrete products such as benches, containers and tables on a 19.01 gross acres site. The proposed project will include an 88,400 sq. ft building, of which 83,700 sq. ft. will be for manufacturing and warehouse uses, 1,900 sq. ft. for administrative office use and a 2,800 square foot area for employee support/breaks. The project also includes 106 parking spaces and a water retention basin. The project also proposes a 40,000 square foot outdoor storage area for finished products, a 55,700 square foot area for mold storage, and 62,000 square foot area for potential future expansion. APN 763-230-006.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **MAY 18, 2026**
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/public-hearings>.

For further information regarding this project, please contact Project Planner Yesenia Becerril at (760) 863-7509, or email at ybecerril@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <https://planning.rctlma.org/directors-hearings>.

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 proposed mitigated negative declaration is available for review online on the Planning Department website at <https://planning.rctlma.org>, listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date at <https://planning.rctlma.org/directors-hearings>.

The Public Review Period to comment on the environmental document is from April 23, 2026 to May 13, 2026. 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 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: Yesenia Becerril
P.O. Box 1409, Riverside, CA 92502-1409