



Notice of Public Hearing

A PUBLIC HEARING has been scheduled before the City of Temecula **PLANNING COMMISSION** to consider the matter described below:

CASE NO: PA21-0105 **APPLICANT:** MS Mountain View, LLC

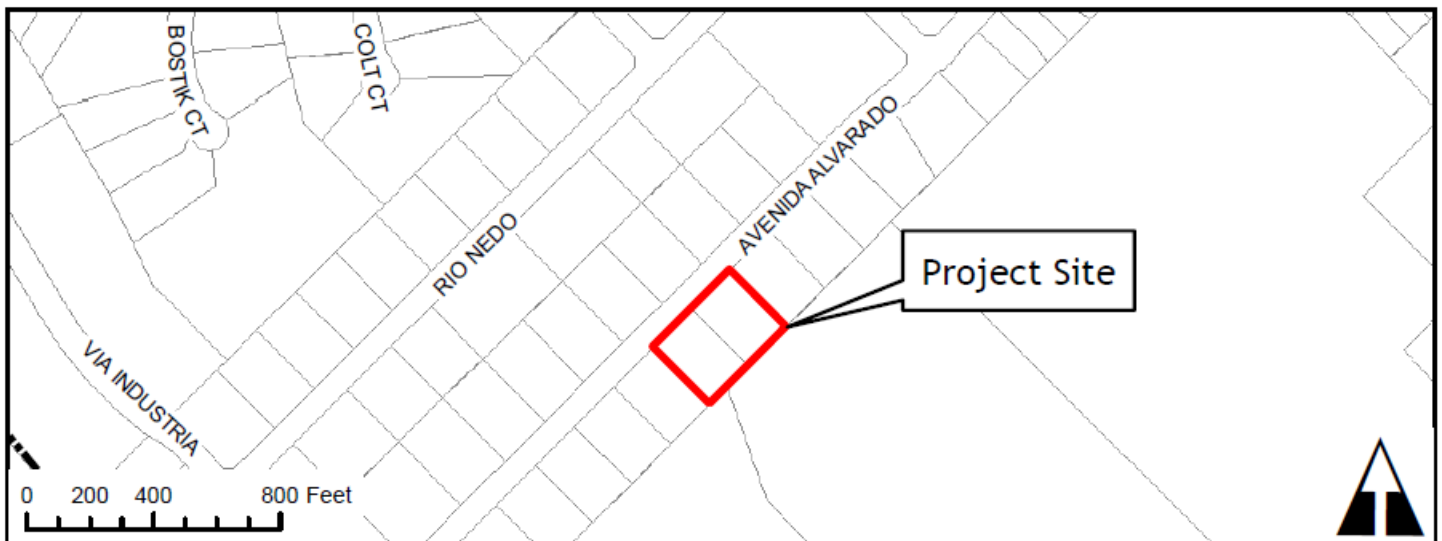
PROPOSAL: Development Plan application to construct an approximately 33,636 square foot industrial building on the south side of Avenida Alvarado approximately 1,000-feet west of Tierra Alta Way (APNs 909-290-006, -007)

ENVIRONMENTAL: In accordance with the California Environmental Quality Act (CEQA), the proposed project is exempt from further environmental review and a Notice of Exemption will be adopted in compliance with State CEQA Guidelines 15332, In-Fill Development Projects.

CASE PLANNER: Jaime Cardenas, (951) 240-4215

DATE OF HEARING: May 5, 2021 **TIME OF HEARING:** 6:00 PM

PLACE OF HEARING: This meeting at which a public hearing will be held is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with the order, the public may not view the meeting in person in the Council Chamber. The live stream of the meeting may be viewed on television and/or online. Details can be found at TemeculaCA.gov/TV.



Submission of Public Comments: For those wishing to make public comments at the May 5, 2021, Planning Commission meeting, please submit your comments by email to be read aloud at the meeting by the Planning Manager. Email comments must be submitted to Stuart Fisk at Stuart.Fisk@TemeculaCA.gov. Email comments on the public hearing must be received prior to the close of the public hearing. All email comments shall be subject to the same rules as would otherwise govern public comments at an in-person meeting. Public Comments for this public hearing may only be submitted via email. Comments via text and social media will not be accepted. The Planning Manager shall read all email comments, provided that the reading shall not exceed three (3) minutes,

consistent with the time limit for speakers at an in-person Planning Commission meetings. The email comments shall become part of the meeting record. Email shall include written correspondence.

Availability of Materials: The complete agenda packet (including any supplemental materials) will be available for viewing in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula) after 4:00 p.m. the Friday before the Planning Commission Meeting. At that time, the packet may also be accessed on the City's website – TemeculaCA.gov. For more information or if you have questions regarding this project, please contact Jaime Cardenas (951) 240-4215 or the Community Development Department at (951) 694-6400.

Judicial Review: Any petition for judicial review of a decision of the Planning Commission shall be filed within time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the Planning Commission shall be limited to those issues raised at the hearing or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing described in this notice.