

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



PUBLIC COMMENT:

1-0

During the oral communication section of the agenda for Tuesday, September 15, 2015, Britt Holmstrom spoke regarding recreational areas in Mead Valley.

**ATTACHMENTS FILED WITH
CLERK OF THE BOARD**

**AGENDA NO.
1-0**

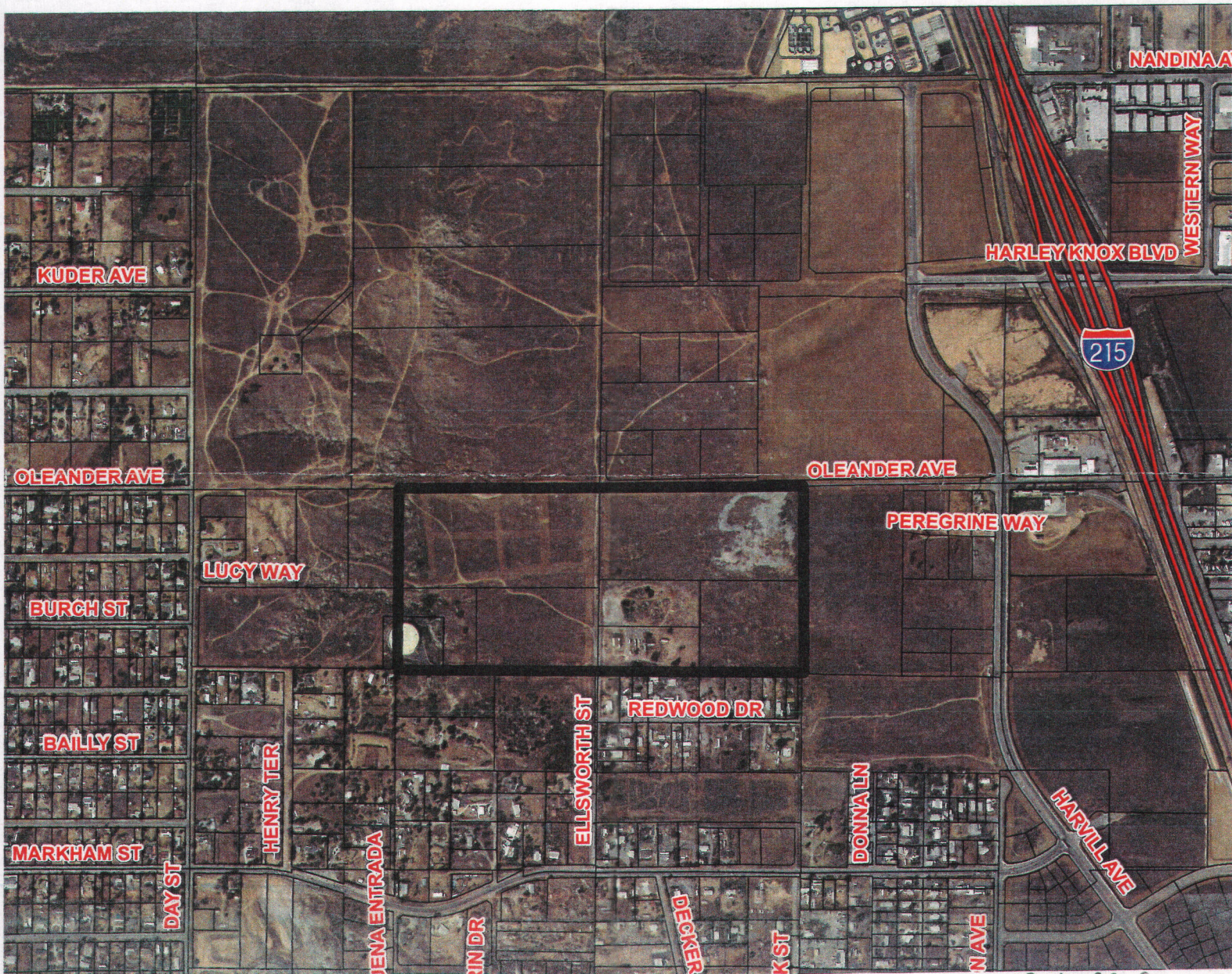
Britt Hamstrom

zoned Manufacturing – Medium (M-M) or Rural Residential (R-R) to Industrial Park (I-P). The Parcel Map proposes to merge four contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 702,645 square foot warehouse / distribution center with 109 truck loading bays, 320 parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets.

TIME OF SCOPING SESSION: **1:30 p.m.** or as soon as possible thereafter.
DATE OF SCOPING SESSION: September 14, 2015
PLACE OF SCOPING SESSION: County Administrative Center
First Floor Conference Room A
4080 Lemon Street
Riverside, CA 92501

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Mark Corcoran
P.O. Box 1409, Riverside, CA 92502-1409

For further information regarding this project, please contact project planner, Mark Corcoran at (951) 955-3025, or e-mail mcorcora@rctlma.org.



2015-9-126818

NOTICE OF SCOPING SESSION

THIS SUPERSEDES THE PREVIOUS VERISON **(Correcting Time of Meeting)**

A **SCOPING SESSION** has been scheduled before the **RIVERSIDE COUNTY PLANNING DIRECTOR** in order to bring together and resolve the concerns of affected federal, state and local agencies, the proponent of the proposed project, and other interested persons; as well as inform the public of the nature and extent of the proposed project indicated below, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important.

The Scoping Session is **not** a public hearing on the merit of the proposed project and **NO DECISION** on the project will be made. **Public testimony is limited to identifying issues regarding the project and potential environmental impacts.** The project proponent will not be required to provide an immediate response to any concerns raised. The project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

ENVIRONMENTAL IMPACT REPORT NO.: 546

ENVIRONMENTAL IMPACT REPORT NO. 546 FOR GENERAL PLAN AMENDMENT NO. 1152, CHANGE OF ZONE NO. 7873, PARCEL MAP NO. 36962 AND PLOT PLAN NO. 25837 – EA42803 – Applicant: Trammel Crow Southern California Development – Engineer/Representative: Henry-Ann Company, Mike Bastian – First Supervisorial District – Mead Valley Zoning District and North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR) and Rural Community: Very Low Density Residential (RC: VLDR) (1 Ac. Min.) – Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, easterly of Day Street – 33.62 Gross Acres – Zoning: Rural Residential - ½ Acre Minimum (R-R-½), Light Agriculture – 1 Acre Minimum (A-1-1), and Industrial Park (I-P) – **REQUEST:** Scoping session to consider the potential environmental impacts of the proposed project which includes the following components. The General Plan Amendment proposes to change the Land Use Designation of the portion of the project site designated Community Development: Business Park (CD: BP) to Community Development: Light Industrial (CD: LI). The Change of Zone proposes to change the existing zoning of the areas of the project site zoned Light Agriculture – 1 Acre Minimum (A-1-1) or Rural Residential – ½ Acre Minimum (R-R-½) to Industrial Park (I-P). The Parcel Map proposes to merge three contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 555,615 square foot warehouse / distribution center with 73 truck loading bays, 135 truck trailer parking stalls, 188 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. There will be an additional phase of development occurring on this site, please see the staff report for details.

ENVIRONMENTAL IMPACT REPORT NO. 546 FOR GENERAL PLAN AMENDMENT NO. 1151 – CHANGE OF ZONE NO. 7872 – PARCEL MAP NO. 36950 – PLOT PLAN NO. 25838 – EA42802 – Applicant: Trammel Crow Southern California Development – Engineer/Representative: Henry-Ann Company, Mike Bastian – First Supervisorial District – Mead Valley Zoning District, and North Perris Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR), and Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR) – Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, easterly of Day Street – 37.08 Gross Acres – Zoning: Industrial Park (I-P), Manufacturing - Medium (M-M), and Rural Residential (R-R) – **REQUEST:** Scoping session to consider the potential environmental impacts of the proposed project which includes the following components. The General Plan Amendment proposes to change the Land Use Designation of the southwest quarter of the project site from Community Development: Business Park (CD: BP) to Community Development: Light Industrial (CD: LI). The Change of Zone proposes to change the existing zoning of the areas of the project site

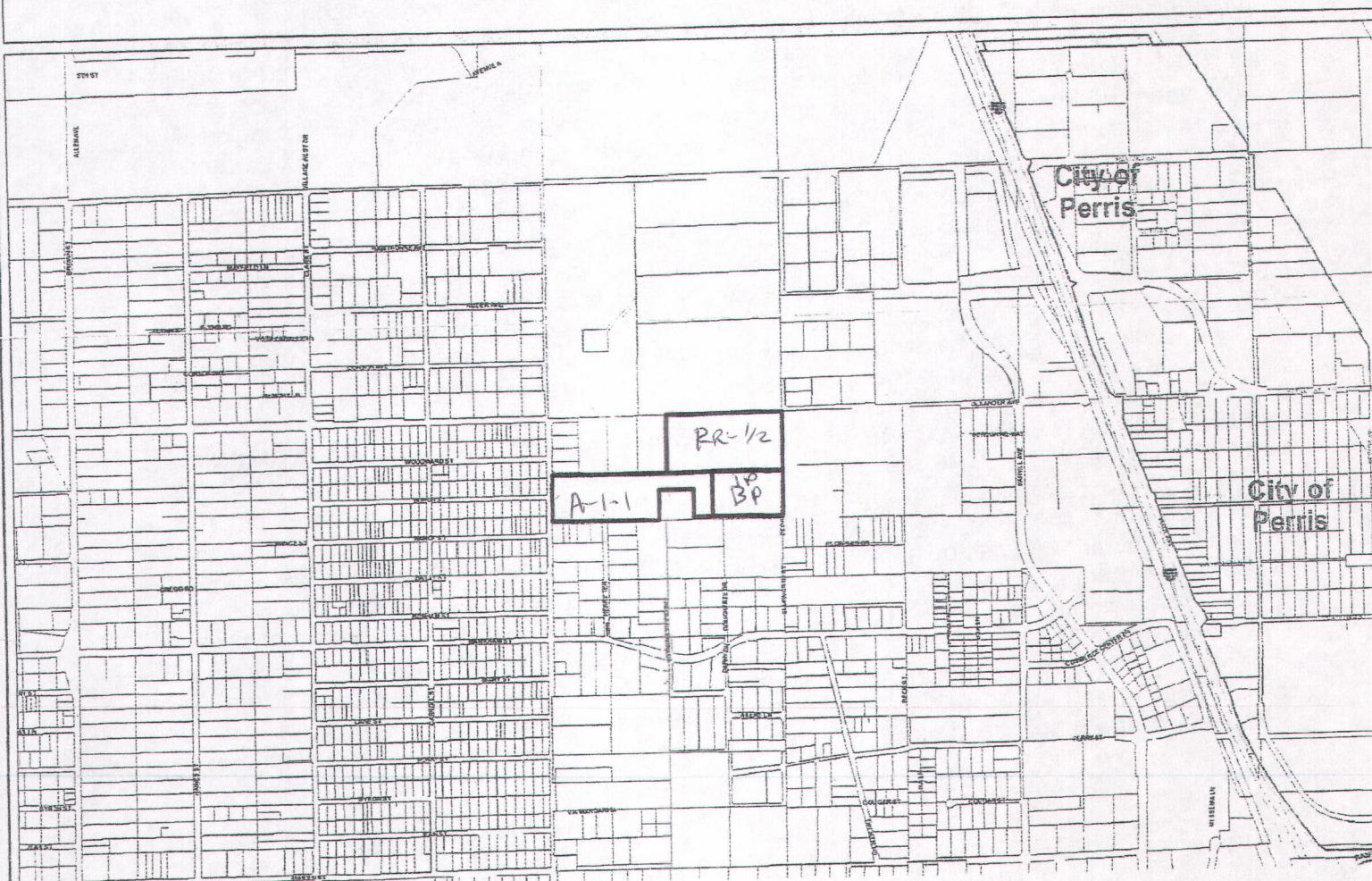
Amendment proposes to change the Land Use Designation of the southwest quarter of the project site from Community Development: Business Park (CD: BP) to Community Development: Light Industrial (CD: LI). The Change of Zone proposes to change the existing zoning of the areas of the project site zoned Manufacturing - Medium (M-M) or Rural Residential (R-R) to Industrial Park (I-P). The Parcel Map proposes to merge four contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 702,645 square foot warehouse / distribution center with 109 truck loading bays, 320 parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets.

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Environmental Impact Report No. 546



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- EA42803 - Applicant: Trammel Crow Southern California Development - Engineer/Representative: Henry-Ann Company, Mike Bastian - First Supervisorial District - Mead Valley Zoning District and North Perris Zoning Area - Mead Valley Area Plan: Community Development: Business Park (CD: BP) (0.25 - 0.60 FAR) and Rural Community: Very Low Density Residential (RC: VLDR) (1 Ac. Min.) - Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, and easterly of Day Street - 33.62 Gross Acres - Zoning: Rural Residential - 1/2 Acre Minimum (R-R-1/2), Light Agriculture - 1 Acre Minimum (A-1-1), and Industrial Park (I-P) - **REQUEST:** The Scoping Session is to consider the potential environmental impacts of the proposed project which includes the following components. The General Plan Amendment proposes to change the Land Use Designation of the portion of the project site designated Community Development: Business Park (CD: BP) to Community Development: Light Industrial (CD: LI). The Change of Zone proposes to change the existing zoning of the areas of the project site zoned Light Agriculture - 1 Acre Minimum (A-1-1) or Rural Residential - 1/2 Acre Minimum (R-R-1/2) to Industrial Park (I-P). The Parcel Map proposes to merge three contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 555,615 square foot warehouse / distribution center with 73 truck loading bays, 135 truck trailer parking stalls, 188 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets.

ENVIRONMENTAL IMPACT REPORT NO. 546 FOR GENERAL PLAN AMENDMENT NO. 1151 - CHANGE OF ZONE NO. 7872 - PARCEL MAP NO. 36950 - PLOT PLAN NO. 25838
- EA42802 - Applicant: Trammel Crow Southern California Development - Engineer/Representative: Henry-Ann Company, Mike Bastian - First Supervisorial District - Mead Valley Zoning District, and North Perris Zoning Area - Mead Valley Area Plan - General Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 FAR), and Community Development: Business Park (CD: BP) (0.25 - 0.60 FAR) - Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, and easterly of Day Street - 37.08 Gross Acres - Zoning: Industrial Park (I-P), Manufacturing - Medium (M-M), and Rural Residential (R-R) - **REQUEST:** The Scoping Session is to consider the potential environmental impacts of the proposed project which includes the following components. The General Plan

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: B. Holmstrom.

Address: Mead Valley
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** _____

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Public 3 min

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.