

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



AGENDA NO.

21.1

(MT 15595)

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the Public Hearing on the CHANGE OF ZONE NO 2000008, ORDINANCE NO 348.4964 and PLOT PLAN NO 190039 - Adoption of a Mitigated Negative Declaration (CEQ190175) – Applicant: Duke Realty - Engineer/Representative: Michael Weber - First Supervisorial District - Mead Valley Area Plan – North Perris Area Zoning District – General Plan: Light Industrial (LI) – Zoning: Manufacturing Heavy (M-H) and Manufacturing- Service Commercial (M-SC) – Location: Northeast corner of Harvill Avenue and Rider Street – 15.08 acres – REQUEST A Plot Plan to construct a 334,922 square foot warehouse and distribution facility with 10,990 square feet of first floor office, 7,850 square feet of office mezzanine, 316,082 square feet of warehouse 41 dock doors, parking for automobiles and trucks and two water quality detention basins, and associated improvements. Site improvements includes a flood control easement on the northern boundary of the property, a signing and striping plan, including improvements to the intersections of Harvill Avenue and Rider Street, and improvements to Harvill Street and the intersection of the southern driveway and Rider Street. Approximately 1.81 acres of the project site, specifically the southwest corner, is zoned M-H. The remaining 13.89 acres of the project site is zoned M-SC. Change of Zone No. 2000008 proposes to change the zoning classification of the 1.81 acre section from M-H to M-SC in order to apply a single zoning classification throughout the project site, APN(s): 317-170-024, 317-170-045, District 1. The Chairman called the matter for hearing.

Phayvanh Nanthavongdouangsy, Planning Department Staff, presented the matter.

Michael Weber, Applicant representative.

The following people spoke on the matter:

Debbie Walsh

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, September 14, 2021 at 10:00 a.m. or as soon as possible thereafter.

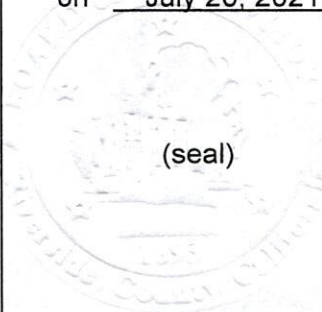
Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt

Nays: None

Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 20, 2021 of Supervisors Minutes.



(seal)

WITNESS my hand and the seal of the Board of Supervisors

Dated: July 20, 2021

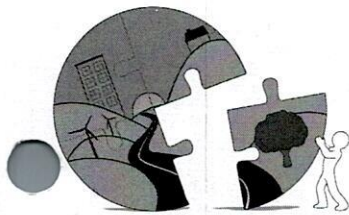
Kecia R. Harper, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: [Signature] Deputy

AGENDA NO.

21.1

xc: Planning, COB



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**  
**CZ2000008**

*John Hildebrand*  
*Planning Director*

**DATE: July 21, 2021**

**TO: Clerk of the Board of Supervisors – September 14, 2021 BOS meeting**

**FROM: Planning Department – Riverside Brett Dawson Project Planner – ext. 50972**

**SUBJECT: CHANGE OF ZONE NO 2000008, ORDINANCE NO 348.4964 and PLOT PLAN NO 19003**  
 (Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Receive & File   |  |
| <input type="checkbox"/> EOT  |  |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**   |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> **SELECT CEQA Determination**  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input checked="" type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
 (1st Dist) Press Enterprise

Riverside Office · 4080 Lemon Street, 12th Floor  
 P.O. Box 1409, Riverside, California 92502-1409  
 (951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
 Palm Desert, California 92211  
 (760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past" 7/20/21 planning item 21.1

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE MEAD VALLEY AREA PLAN, FIRST SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 14, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval of **Plot Plan No. 190039, Change of Zone No. 2000008, and adoption of a Mitigated Negative Declaration for environmental Assessment No CEQ190175, and Ordinance No 348.4964** The Plot Plan is a proposal to construct a 334,922 square foot warehouse and distribution facility with 10,990 square feet of first floor office, 7,850 square feet of office mezzanine, 316,082 square feet of warehouse 41 dock doors, parking for automobiles and trucks and two water quality detention basins, and associated improvements. Site improvements includes a flood control easement on the northern boundary of the property, a signing and striping plan, including improvements to the intersections of Harvill Avenue and Rider Street, and improvements to Harvill Street and the intersection of the southern driveway and Rider Street. Approximately 1.81 acres of the 15.08 gross acre site, specifically the southwest corner, is zoned Manufacturing Service Commercial (M-SC). The remaining 13.27 acres of the project site is zoned Manufacturing Heavy (M-H). Change of Zone No. 2000008 proposes to change the zoning classification of the 13.27-acre section from M-H to M-SC in order to apply a single zoning classification throughout the project site. APN(s): 317-170-024, 317-170-045. This project is located at the Northeast corner of Harvill Avenue and Rider Street of the First Supervisorial District. The project was heard by the Board of Supervisors on July 20, 2021 and continued to September 14, 2021.

The Riverside County Planning Department recommends that the Board of Supervisors **Adopt a Mitigated Negative Declaration for Environmental Assessment No. CEQ190175**, approve **Change of Zone No. 2000008**, consider **Adopting Ordinance No. 348.4964**, and **Approve Plot Plan No. 190039**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [BDAWSON@RIVCO.ORG](mailto:BDAWSON@RIVCO.ORG).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item 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 to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: July 28, 2021

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant

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Dated: July 28, 2021

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant



Riverside County Clerk of the Board  
 County Administrative Center  
 4080 Lemon Street, 1<sup>st</sup> Floor Annex  
 P. O. Box 1147  
 Riverside, CA 92502-1147

PRESORTED  
 FIRST CLASS



U.S. POSTAGE PITNEY BOWERS



ZIP 92504 \$ 000.4  
 02 4W  
 0000348270 JUL 23 2021

**PUBLIC HEARING NOTICE**  
*This may affect your property*

RECEIVED RIVERSIDE COUNTY  
 CLERK / BOARD OF SUPERVISORS  
 2021 JUL 27 AM 11:21

RAMV  
 Rural Association of mead Valley  
 PO BOX 2244  
 Perris CA 92572

0000348270 JUL 23 2021

RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD



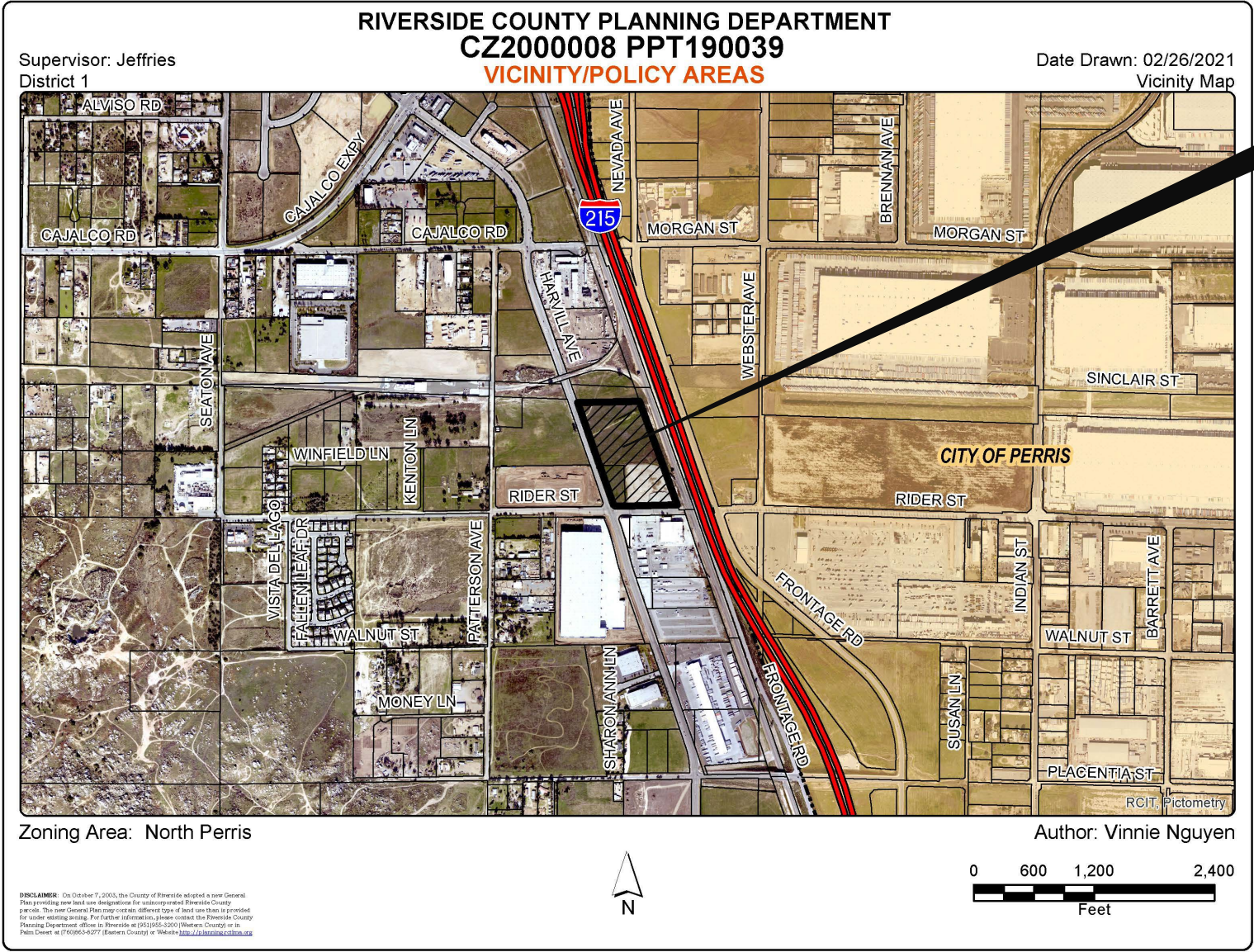
# Agenda Item No. 21.1

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Riverside County Board of Supervisors

**Plot Plan No. 190039**  
**Change of Zone No. 2000008**

# Vicinity Map



**Project Site**

# General Plan

**Current General Plan:**

Community Development: Light Industrial  
(CD: LI)

**Surrounding Designations:**

**North:**

Community Development: Light Industrial  
(CD: LI)

**East:**

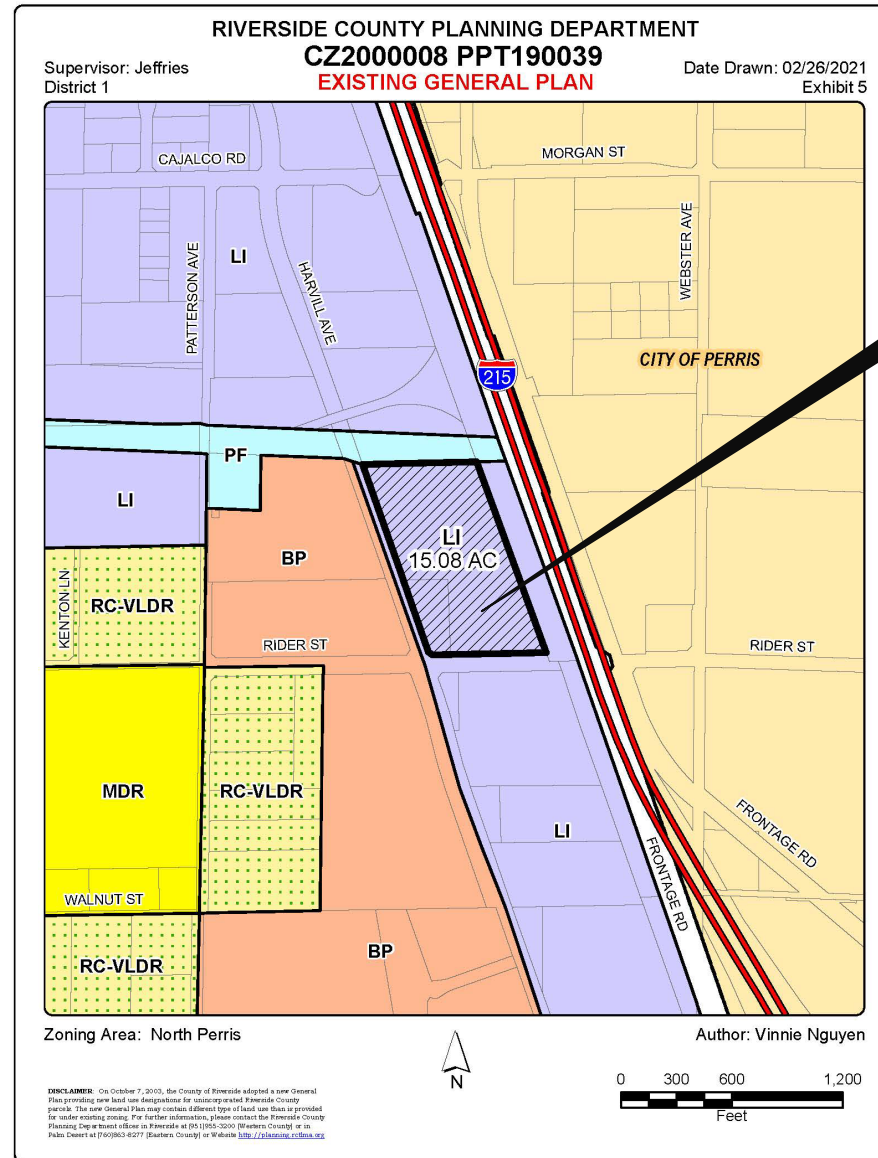
I-215 and City of Perris

**South :**

Community Development: Light Industrial  
(CD: LI)

**West:**

Community Development: Business Park  
(CD:BP)



Project Site



# Zoning

**Current Zoning:**

Manufacturing-Service Commercial (M-SC) and Manufacturing Heavy (M-H)

**Proposed Zoning:**

13.8 acres from Manufacturing-Heavy to Manufacturing - Service Commercial (M-SC)

**Surrounding Zoning:**

**North**

Manufacturing Heavy (M-H)

**East:**

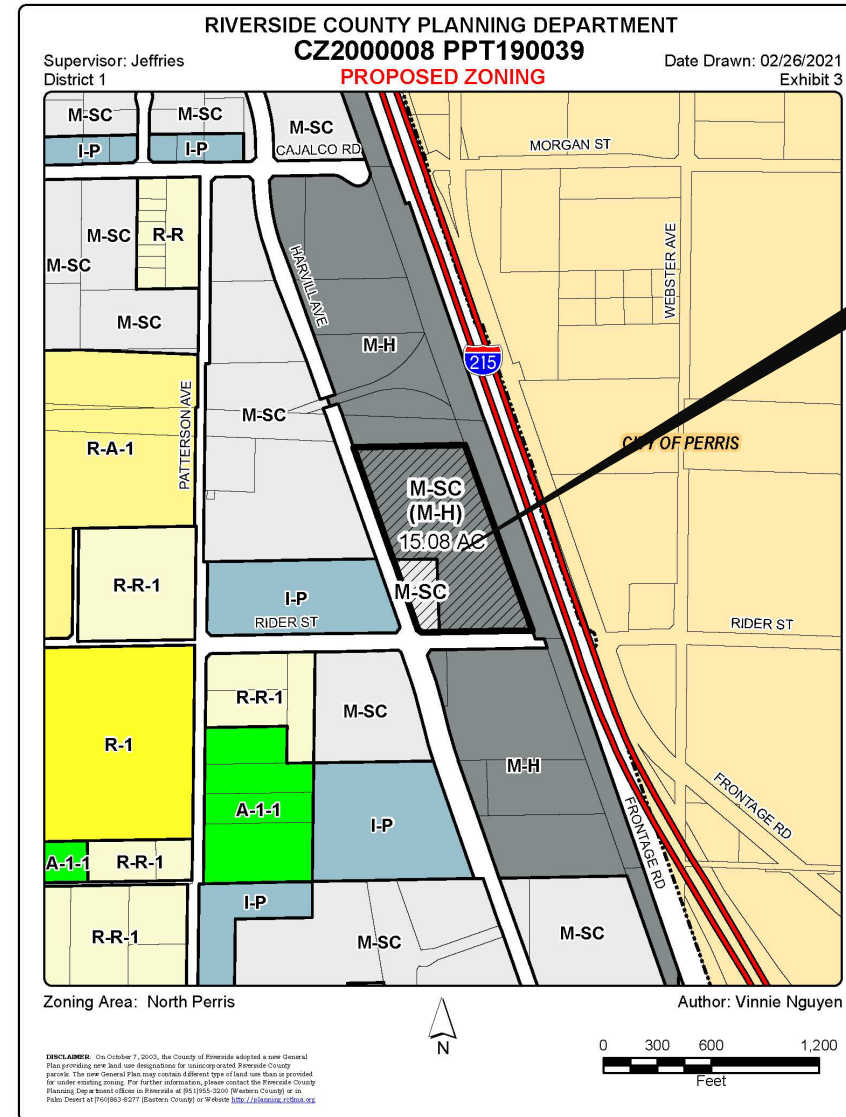
I-215 and City of Perris

**South:**

Manufacturing Heavy (M-H)

**West:**

Manufacturing - Service Commercial (M-SC) and Industrial Park (IP)



Project Site

# Existing Land Use

**Current Land Use:**

Vacant, former Feed Mill

**Surrounding Land Use:**

**North:**

Vacant Land and Industrial

**East:**

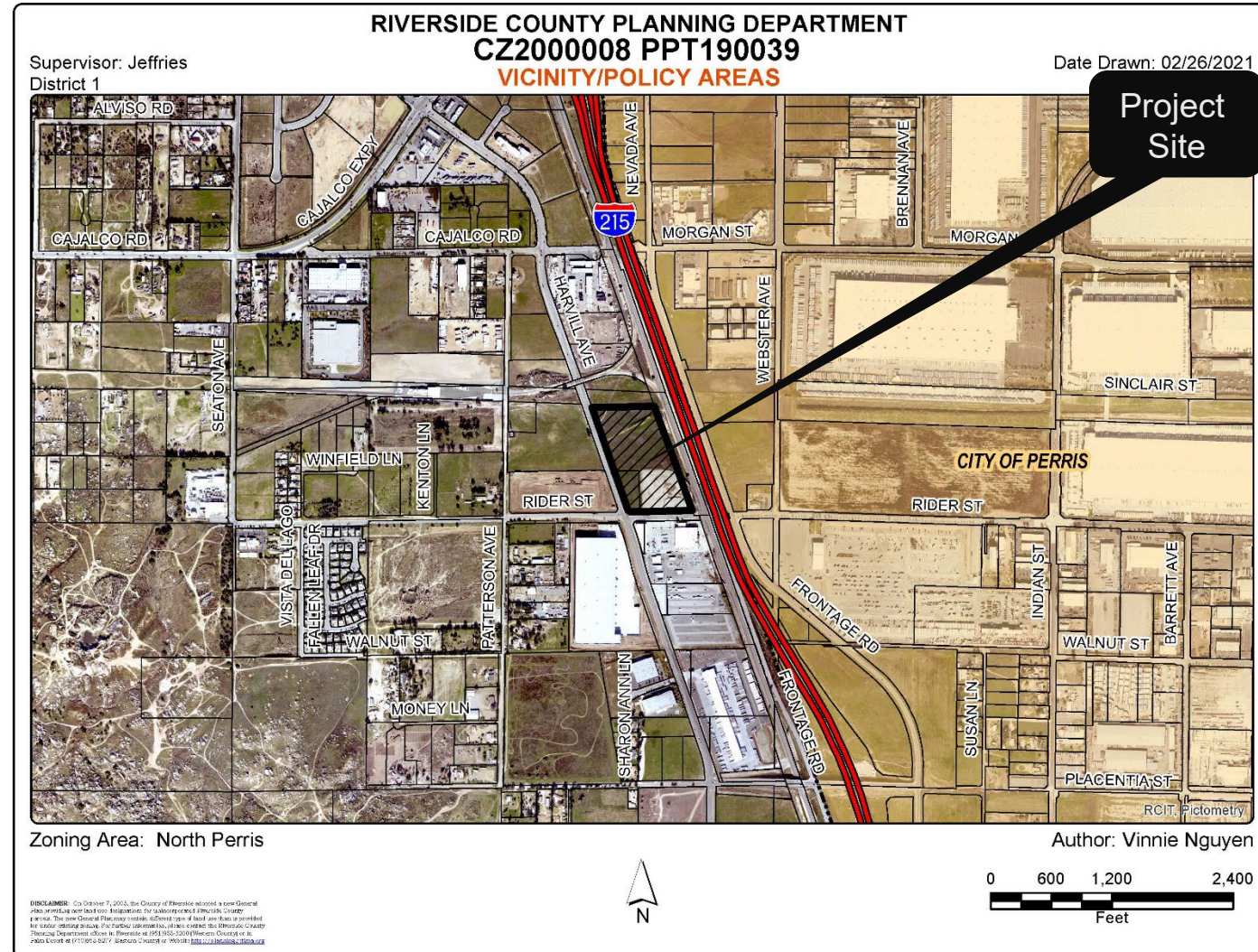
I-215 and City of Perris

**South:**

Industrial

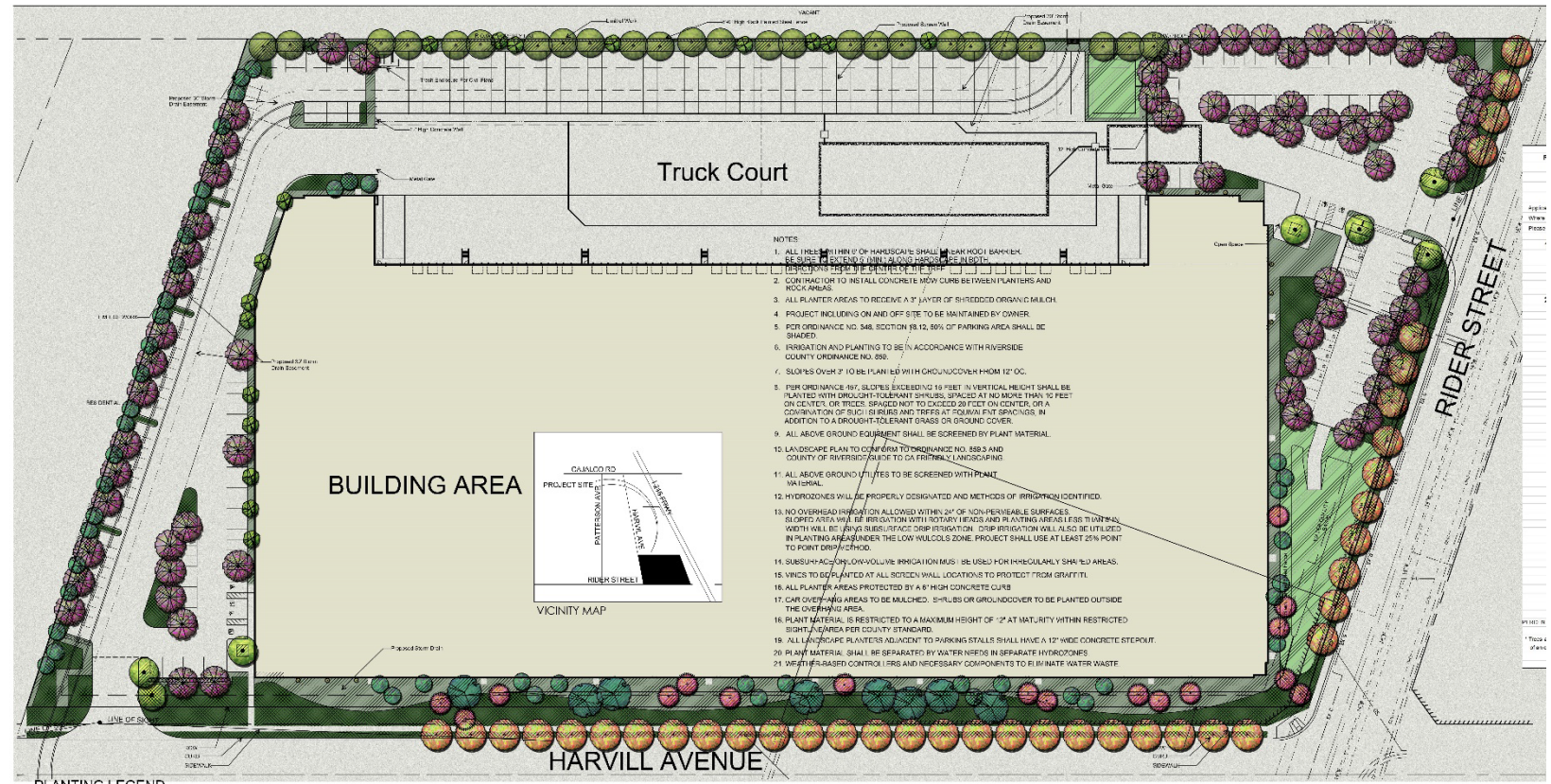
**West:**

Vacant,  
Approved - PPT190032 53,275 sqft  
Warehouse/Distribution Facility  
- PP180026 203,445 sqft industrial  
building



Plot Plan No. 190032

- 15.07 gross acres
- 334,922 square foot warehousing and distribution facility
- 7,850 square feet of office
- 316,082 square feet of warehouse
- 41 dock doors
- 49 trailer spaces
- 333 standard parking provided.
- 1 water quality management basin



# Elevations

**CASE:** PPT190039  
**EXHIBIT:** EXHIBIT B  
**DATE:** 3/5/2021  
**PLANNER:** bdawson

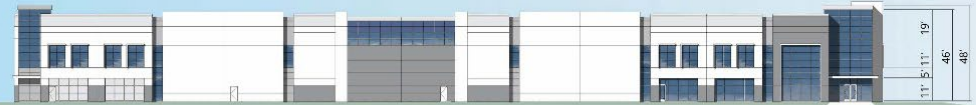
Meeting     Comment Agenda     Final




North Elevation



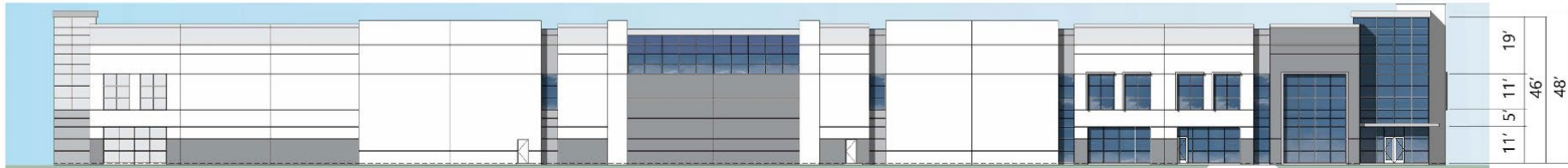
West Elevation



South Elevation



East Elevation



Enlarged View of North Elevation



**HARVILL & RIDER**  
County of Riverside, California



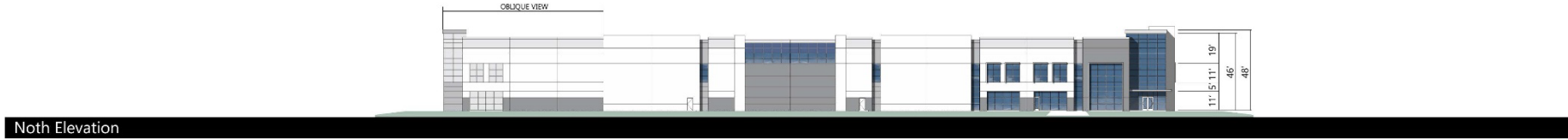
- May 19, 2021 Planning Commission hearing
- Public comments include two letters in opposition of the project
  - Comment letters states that an Environmental Impact Report (EIR) is required
    - Based on the conclusion of the Initial Study's conclusions, the County of Riverside determined that a Mitigated Negative Declaration (MND) is appropriate for the project pursuant to the California Environmental Quality Act (CEQA)
- After receiving public testimony Planning Commission recommended that the Board of Supervisors approve the project on a 5-0 vote
- July 19, 2021 – Planning Staff received five additional letters
  - July 19, 2021 letter from the Rural Association of Mead Valley
  - July 19, 2021 Channel Law Group, LLP
  - July 19, 2021 letter from The Residents Association of Greater Lake Mathews, Inc
  - July 19, 2021 email from Vicki Sanchez
  - July 19, 2021 email from Elaine Wilson

## Recommendations

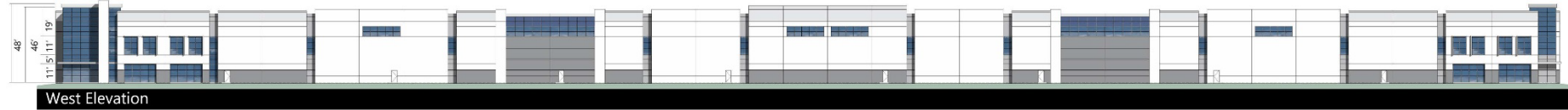
### **STAFF RECOMMENDATIONS:**

### **THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**CONTINUE OFF CALENDAR TO PROVIDE STAFF ADEQUATE TIME TO ADDRESS THE PUBLIC COMMENTS AND TO RENOTICE THE PROJECT TO CORRECT THE ZONE CHANGE DESCRIPTION.**

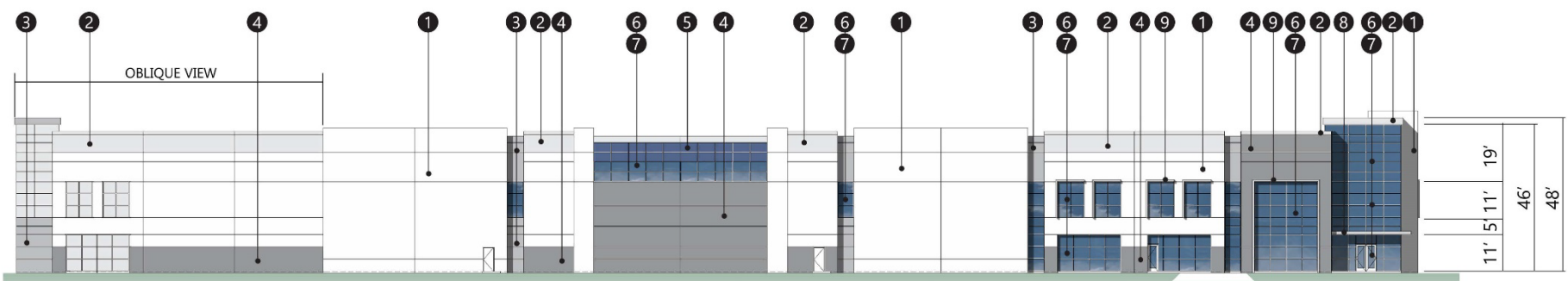


Noth Elevation



West Elevation

①	②	③	④	⑤	⑥	⑦	⑧	⑨
Sherwin Williams SW 7004 Snowbound	Sherwin Williams SW 7071 Gray Screen	Sherwin Williams SW 7073 Network Gray	Sherwin Williams SW 7074 Software	Sherwin Williams SW 7602 Indigo Batik	Clear Anodized MULLIONS	Blue Reflective GLAZING	Sherwin Williams Acrylic Latex Systems High Gloss/High performance in color: SW 7072 Online @ Metal CANOPY	Metal Boxed Fin Awning. Painted in Sherwin Williams Acrylic Latex Systems High Gloss/High performance in color: SW 7072 Online

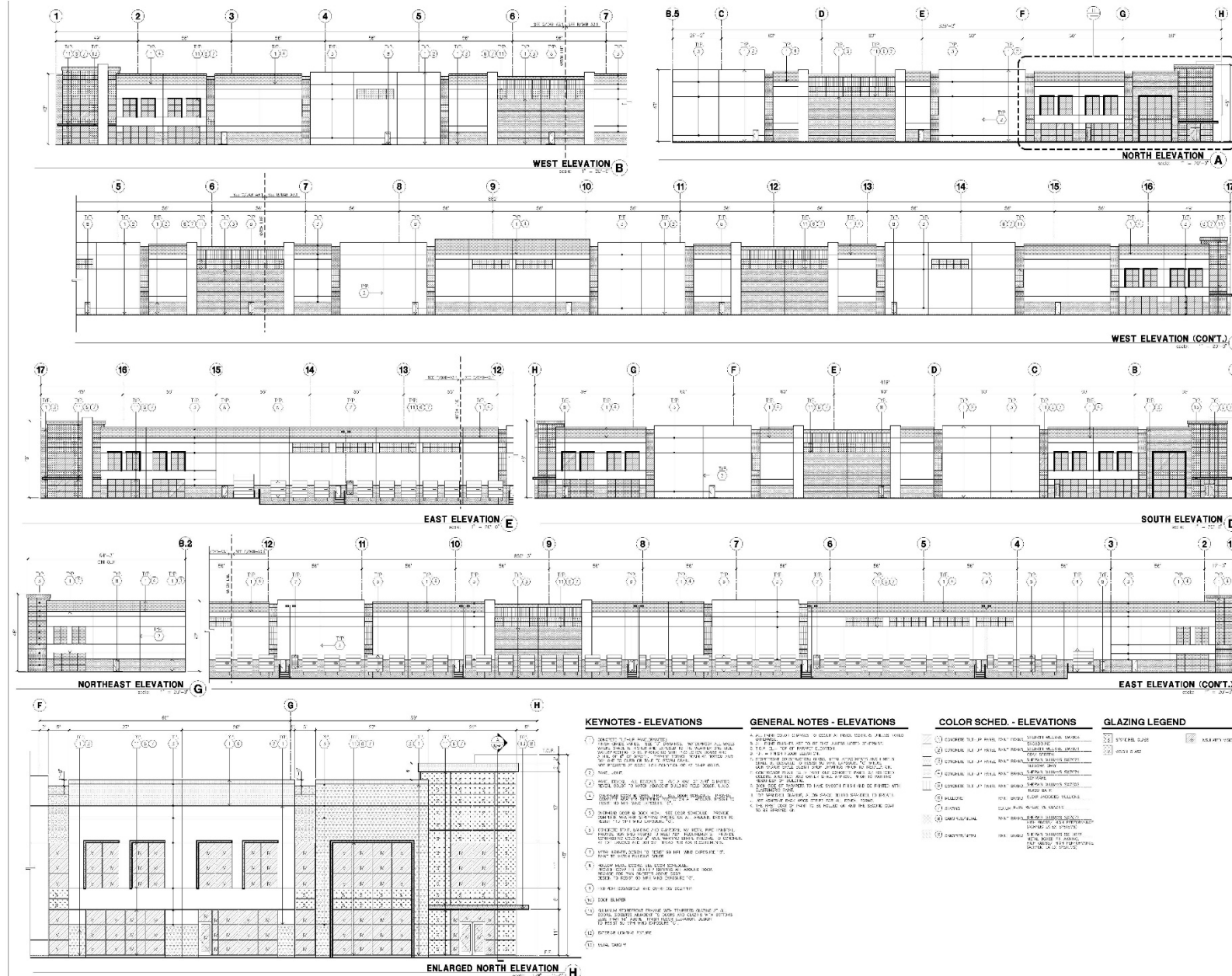


Enlarged View of North Elevation



**HARVILL & RIDER**  
County of Riverside, California





**HPA architecture**

HPA, Inc.  
19815 LARKSPUR AVENUE, SUITE 2100  
IRVINE, CA 92612  
TEL: 949-453-1772  
FAX: 949-453-0861  
EMAIL: hpa@hpaarch.com

**Duke REALTY**

200 SPS OF ILM CIRCLE, SUITE 100, IRVINE, CA 92614  
TEL: 949-261-7122

**Project**  
HARVILL & RIDER

COUNTY OF RIVERSIDE

**Consultants:**

Civil: WJL/S  
Structural: HUNTR  
Mechanical: HUNTR  
Plumbing: HUNTR  
Electrical: HUNTR  
Landscape: HUNTR  
Fire/Protection: HUNTR  
Soils/Engineer: HUNTR

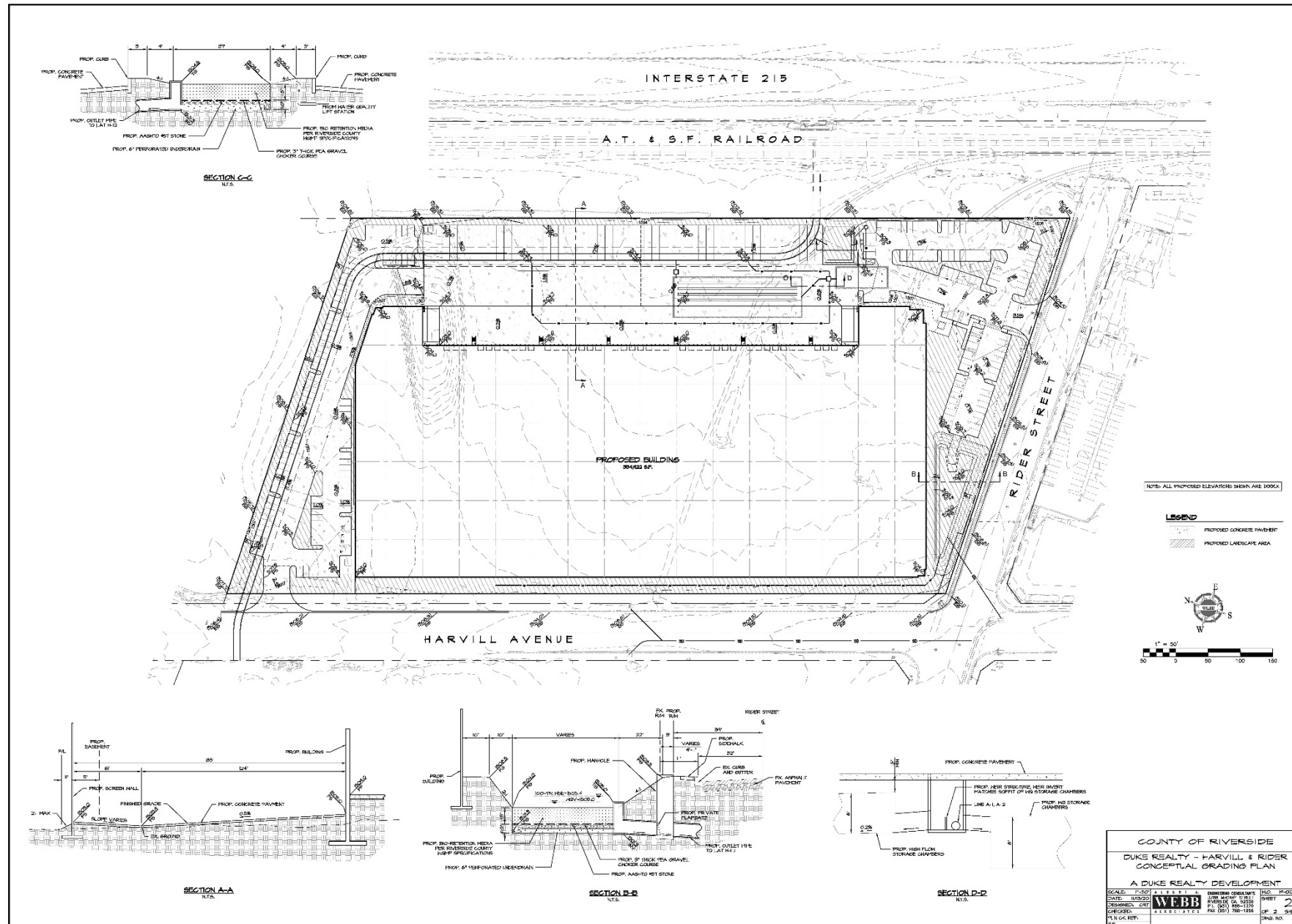
**Title:** ELEVATIONS

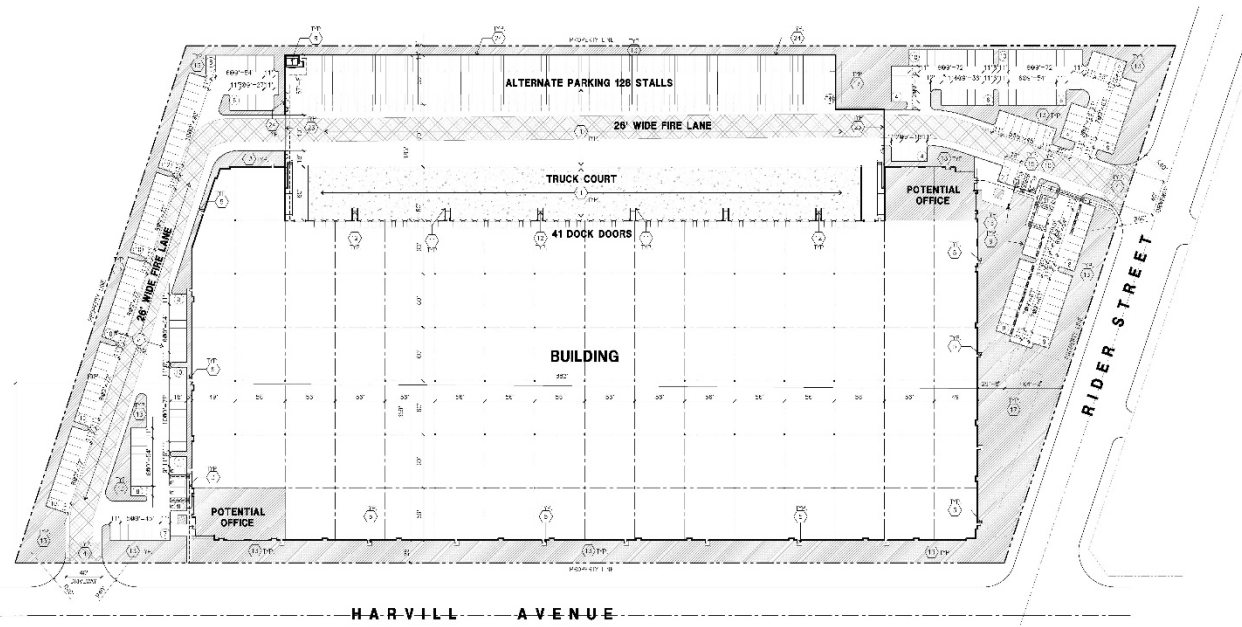
Project Number: 19112  
Drawn by: CH  
Date: 11/13/20  
Revision:

Sheet: **DAB-A3.1**









**Property Owner**  
 HPA, Inc.  
 18251 bardwin avenue, - sb- #120  
 Irvine CA  
 92618  
 tel: 949-853-1170  
 fax: 949-853-0981  
 email: hpa@hpa.com

**Address of the Property**  
 30

**Assessor's Parcel Number**  
 117-190-014-015-001-000

**Zoning**  
 WH-1 (COMMERCIAL WORKS)

**Applicant's Representative**  
 Duke Realty  
 300 Spectrum Center Drive  
 Suite 1500 Irvine, CA 92618  
 Tel: 949-737-7042

**Tabulation**

Category	Area (sq. ft.)
<b>Overall</b>	
Lot Area	443,393 sq. ft.
Lot Area (Excl. Fire Lane)	77,716 sq. ft.
<b>Auto Parking Required</b>	
Overall (100 ft. x 100 ft.)	10,000 sq. ft.
Overall (200 ft. x 200 ft.)	40,000 sq. ft.
Overall (300 ft. x 300 ft.)	90,000 sq. ft.
<b>Auto Parking Provided</b>	
Overall (100 ft. x 100 ft.)	10,000 sq. ft.
Overall (200 ft. x 200 ft.)	40,000 sq. ft.
Overall (300 ft. x 300 ft.)	90,000 sq. ft.
<b>Area of Auto Parking Provided</b>	10,000 sq. ft.
<b>Zone Ordinance for City</b>	
Minimum (100 ft. x 100 ft.)	10,000 sq. ft.
Minimum (200 ft. x 200 ft.)	40,000 sq. ft.
Minimum (300 ft. x 300 ft.)	90,000 sq. ft.
<b>Area of Auto Parking Provided</b>	10,000 sq. ft.

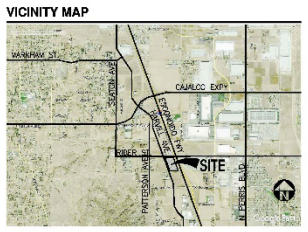
OVERALL SITE PLAN



- SITE PLAN KEYNOTES**
1. SHOWN FROM POTENTIAL DEVELOPMENT PROPOSAL
  2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF IRVINE SPECIFICATIONS
  3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF IRVINE SPECIFICATIONS
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  19. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF IRVINE SPECIFICATIONS
  20. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF IRVINE SPECIFICATIONS

- SITE LEGEND**
- 1. UNIMPAVED AREA
  - 2. IMPAVED AREA
  - 3. DRIVEWAY
  - 4. SIDEWALK
  - 5. TRUCK COURT
  - 6. TRUCK COURT
  - 7. TRUCK COURT
  - 8. TRUCK COURT
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  - 14. TRUCK COURT
  - 15. TRUCK COURT
  - 16. TRUCK COURT
  - 17. TRUCK COURT
  - 18. TRUCK COURT
  - 19. TRUCK COURT
  - 20. TRUCK COURT

- SITE PLAN GENERAL NOTES**
1. THE SHOWN BUILDING SHALL BE IN ACCORDANCE WITH THE CITY OF IRVINE SPECIFICATIONS
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HPA, Inc. 18251 bardwin avenue, - sb- #120 Irvine CA 92618 tel: 949-853-1170 fax: 949-853-0981 email: hpa@hpa.com



Project: HARVILL & RIDER

COUNTY OF RIVERSIDE

Consultants:

- Civil: HEHR
- Structural: HEHR
- Mechanical: HEHR
- Plumbing: HEHR
- Electrical: HUNTER
- Landscaping: HUNTER
- Site Preparation: HUNTER
- Soils Engineer: HUNTER

Title: OVERALL SITE PLAN

Project Number: 19410  
Drawn by: CR  
Date: 11/12/20  
Revision:

Sheet: DAB-A1.1

OFFICIAL USE ONLY



Proposed Logistics Facility  
NEC Rider Street & Harvill Avenue, Riverside County

# WHO WE ARE

Duke Realty is a national developer focused on logistics real estate and is the land owner and project proponent.

20 major U.S. logistics markets;  
1,000 customers

Responsible Corporate Citizen with ESG  
Embedded in Culture for 3 Decades

Leading owner, developer and manager  
of industrial properties

Component of  
S&P 500 Index

Founded 1972, IPO 1993;  
Enterprise value ~\$17.3B

518 modern facilities;  
156 million Sq. Ft

# OUR TENANTS

Duke Realty is proud to do business with these Fortune 500 Companies



# ENVIRONMENTALLY FOCUSED



100% of Duke new construction is LEED certified  
*Less than 2% of Industrial buildings in LA County  
are LEED certified.*



Environmental



Social



Governance

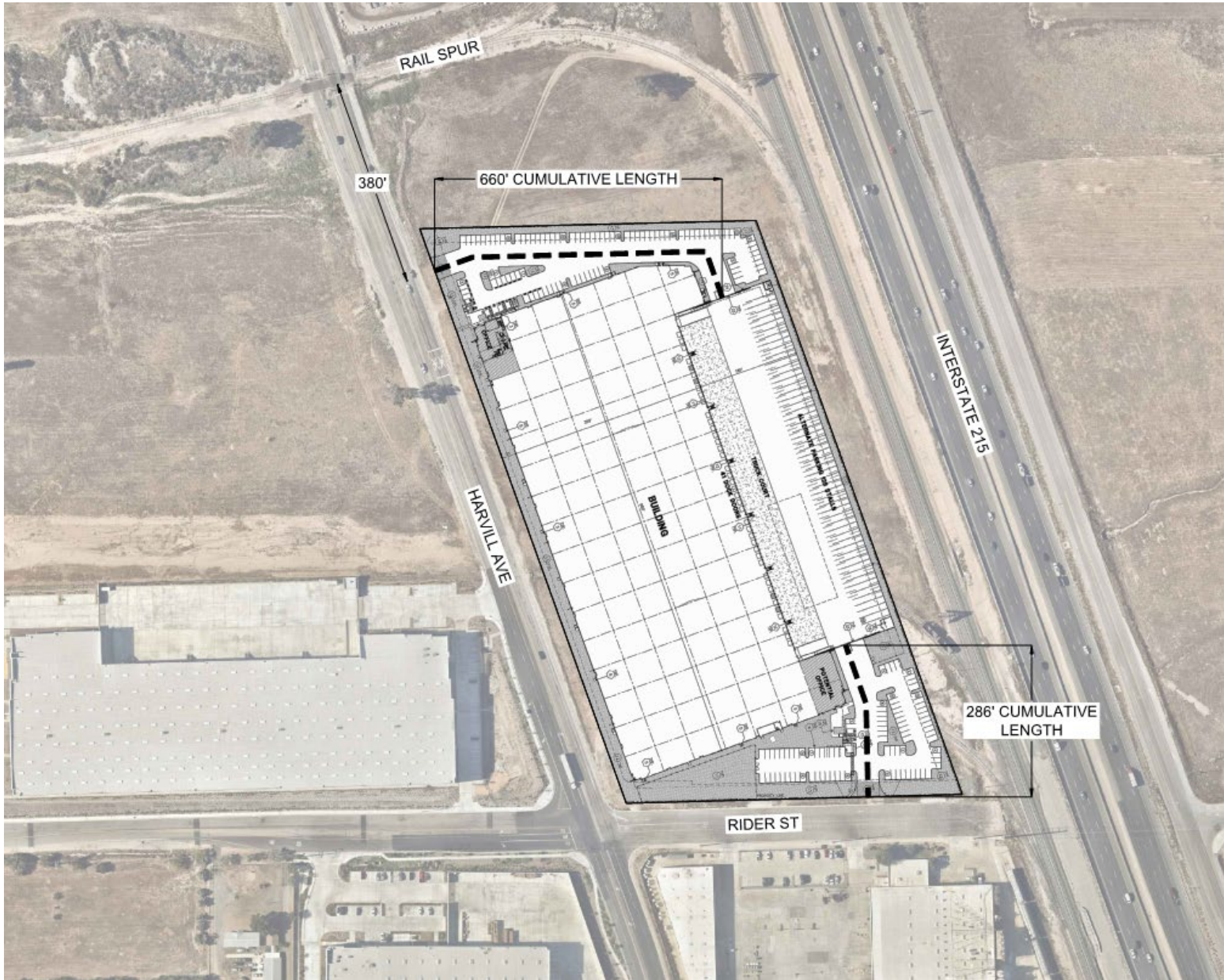
Environmental policy is a top company initiative

Duke Smart Building  
Considerations:



- Functionality
- Location
- Accessibility
- Technology
- Building material
- Customer Satisfaction
- Employee friendly
- Data generator
- Innovative
- Environmentally conscious

# PROPOSED SITE PLAN & ONSITE QUEUING





# THANK YOU!

Duke Realty appreciates your time. We hope to be a contributing member of your community for years to come.