

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



AGENDA NO.

21.1

(MT 17006)

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 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-SC. The remaining 13.27 acres of the project site is zoned 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, District 1. The Chairman called the matter for hearing.

The following people spoke on the matter:
Debbie Walsh

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, October 5, 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 September 14, 2021 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: September 14, 2021

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

(seal)

By

Deputy

AGENDA NO.

21.1

xc: Planning, COB

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2021 AUG -3 AM 10:51

Receipt #: 21-355644

State Clearinghouse # (if applicable):

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS

Date: 07/23/2021

County Agency of Filing: RIVERSIDE

Document No: E-202100748

Project Title: CHANGE OF ZONE NO. 2000008

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS

Phone Number: (951) 955-0972

Project Applicant Address: 4080 LEMON STREET, 1ST FLOOR, ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

☐ Environmental Impact Report

☐ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☐ County Administration Fee

☐ Project that is exempt from fees (DFG No Effect Determination (Form Attached))

☐ Project that is exempt from fees (Notice of Exemption)

\$0.00

Total Received \$0.00

Signature and title of person receiving payment:

James D. Zimmerman Deputy

Notes:



Lead Agency: Clerk of the Board of Supervisors
ATTN: Brett Dawson
Address: 4080 Lemon Street, 1st Floor, Room 127
Riverside, CA. 92501

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202100748
07/23/2021 10:47 AM Fee: \$ 0.00
Page 1 of 2

Removed: 7/28/21 By: Lizzy Sanyal Deputy



(SPACE FOR CLERK'S USE)

Project Title

CHANGE OF ZONE NO. 2000008

Filing Type

- ☐ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☐ Notice of Exemption
- ☒ Other: 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

Notes

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 1st 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.

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

Dated: July 28, 2021

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

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

2021 SEP -8 PM 12:02

Receipt #: 21-373368

State Clearinghouse # (if applicable):

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS

Date: 08/03/2021

County Agency of Filing: RIVERSIDE

Document No: E-202100799

Project Title: PP NO. 190039, CZ NO. 2000008, ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS

Phone Number: (951) 955-0972

Project Applicant Address: 4080 LEMON STREET, 1ST FLOOR, RIVERSIDE, CA 92502

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

☐ Environmental Impact Report

☐ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☐ County Administration Fee

☐ Project that is exempt from fees (DFG No Effect Determination (Form Attached))

☐ Project that is exempt from fees (Notice of Exemption)

\$0.00

Total Received \$0.00

Signature and title of person receiving payment:

James B. Sumner Deputy

Notes:

9/14/21 21.1
132-2451414

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 AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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 1st 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. The project was heard by the Board of Supervisors on July 20, 2021, and continued to September 14, 2021. 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.

NOTICE IS HEREBY GIVEN that the Riverside County Planning Department has prepared a Mitigated Negative Declaration pursuant to the requirements of CEQA for the above project. The public review period for the Mitigated Negative Declaration is from August 3, 2021 to September 2, 2021. Written comments on this Mitigated Negative Declaration will be accepted during the public review period.

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 OR GO TO THE COUNTY PLANNING DEPARTMENT'S PLANNING COMMISSION AGENDA WEB PAGE AT [HTTP://PLANNING.RCTLMA.ORG/PUBLICHEARINGS.ASPX](http://planning.rctlma.org/publichearings.aspx).

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Dated: August 3, 2021

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

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202100799
08/03/2021 01:01 PM Fee: \$ 0.00
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Removed 8/5/21 By: L. J. Smith Deputy



CLERK OF THE BOARD OF SUPERVISORS
RIVERSIDE COUNTY

2021 SEP 14 AM 10:17

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 21-368400

State Clearinghouse # (if applicable):

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS

Date: 07/30/2021

County Agency of Filing: RIVERSIDE

Document No: E-202100783

Project Title: PP NO. 190039, CZ NO. 2000008, EA NO. CEQ190175

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS

Phone Number: (951) 955-0972

Project Applicant Address: 4080 LEMON STREET, 1ST FLOOR, ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

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☐ Environmental Impact Report

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\$0.00

Total Received \$0.00

Signature and title of person receiving payment:

James S. Zimmerman Deputy

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Dated: August 3, 2021

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



Lead Agency: Clerk of the Board of Supervisors
ATTN: Brett Dawson
Address: 4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202100783
07/30/2021 12:22 PM Fee: \$ 0.00
Page 1 of 2

Removed 8/5/21 By *Liz S. Swann* Deputy



(SPACE FOR CLERK'S USE)

Project Title

PP NO. 190039, CZ NO. 2000008, EA NO. CEQ190175

Filing Type

- ☐ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☐ Notice of Exemption
- ☒ Other: NOTICE OF PUBLIC HEARING ON A CHANGE OF ZONE
AND ASSOCIATED ORDINANCE AND NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notes