

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



AGENDA NO.

**21.2**

(MT 19936)

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. 2100120 and PLOT PLAN NO. 210133 – ADOPTION OF ORDINANCE NO. 348.4994 RELATED TO CHANGE OF ZONE NO. 2100120 – Intent to Adopt a Mitigated Negative Declaration – (CEQ220015) - Applicant: Phelan Development Company LLC, Katrina DeArme – Engineer: EPD Solutions Inc., Dane Palanjlan – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD: LI) – Location: North of Rider Street, south of Cajalco Road, east of Seaton Avenue, and west of Patterson Avenue – approximately 17.5 gross acres (16.75 net acres) – Zoning: Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Residential Agricultural, 1-acre lot minimum (R-A-1) – REQUEST: Change of Zone No. 2100120 is a request to change the site's zoning classification of Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Residential Agricultural, 1-acre lot minimum (R-A-1) to Manufacturing- Service Commercial (M-SC). Adoption of Ordinance No, 348.4994 implements Change of Zone No. 2100120. Plot Plan No. 210133 is a request for the construction of a 350,481 square foot industrial warehouse building, including 15,000 square feet of ancillary office/mezzanine uses, loading docks, and associated vehicle and truck trailer parking spaces. The building is proposed to be constructed of concrete tilt-up and range in height from 34 feet to 44 feet in height. A total of 235 parking spaces are provided. Access will be provided from Cajalco Road and Seaton Avenue. – APNs: 317-140-004, 317-140-005, 317-140-019, 317-140-020, 317-140-028, 317-140-044, 317-140-045, and 317-140-046 – District 1.

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, November 8, 2022, 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 October 4, 2022 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: October 4, 2022

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

(seal)

By: *Bonama Smith* Deputy

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xc: Planning, COB