

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 DeArmey – 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: Bonnie Smith Deputy

AGENDA NO.

21.2

xc: Planning, COB



2022 NOV 14 AM 11:12

RECEIPT NUMBER:

22-344829

STATE CLEARINGHOUSE NUMBER (if applicable)

## SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CLERK OF THE BOARD OF SUPERVISORS

LEAD AGENCY EMAIL

COB@RIVCO.ORG

DATE

09/21/2022

COUNTY/STATE AGENCY OF FILING

RIVERSIDE

DOCUMENT NUMBER

E-202200881

PROJECT TITLE

NOTICE OF PUBLIC HEARING PPT210133

PROJECT APPLICANT NAME

CLERK OF THE BOARD OF SUPERVISORS

PROJECT APPLICANT EMAIL

COB@RIVCO.ORG

PHONE NUMBER

(951) 955-1069

PROJECT APPLICANT ADDRESS

4080 LEMON ST 1ST FLOOR,

CITY

RIVERSIDE

STATE

CA

ZIP CODE

92501

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency☐ School District☐ Other Special District☐ State Agency☐ Private Entity

## CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,539.25

\$

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,548.00

\$

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,203.25

\$

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

☐ County documentary handling fee

\$

\$0.00

☐ Other

\$

## PAYMENT METHOD:

☐ Cash☐ Credit☐ Check☒ Other

TOTAL RECEIVED

\$

\$0.00

SIGNATURE

X *U. Sandoval*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy

10/4/22 21.2  
2022-11-154197

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON A CHANGE OF ZONE, PLOT PLAN, AND ADOPTION OF ORDINANCE NO. 348.4994  
RELATED TO CHANGE OF ZONE, AND INTENT TO ADOPT A MITIGATED NEGATIVE  
DECLARATION, 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, October 4, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **Adopt a Mitigated Negative Declaration, approve Change of Zone No. 2100120, Plot Plan No. 210133, and Ordinance No. 348.4994.** 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. This proposed project is located North of Rider Street, south of Cajalco Road, east of Seaton Avenue, and west of Patterson Avenue in the First Supervisorial District.

On July 20, 2022, Planning Commission approved the project by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, CONTRACT PLANNER, AT (951) 955-6646 OR EMAIL [DBRADFOR@RIVCO.ORG](mailto:DBRADFOR@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, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: September 20, 2022

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

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-20220881  
09/21/2022 11:51 AM Fee: \$ 0.00  
Page 1 of 1

11/8/2022

Removed

By

C. Sandoval

Deputy



# THE PRESS-ENTERPRISE

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3512 14 Street  
Riverside, California 92501  
(951) 368-9229  
neller@scng.com

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

Account Number:	5209148
Ad Order Number:	0011561239
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	09/24/2022
Total Amount:	\$824.27
Payment Amount:	\$0.00
Amount Due:	\$824.27
Notice ID:	rP1vUFWycVU4klq4RQc
Invoice Text:	<p>NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ADOPTION OF ORDINANCE NO. 348.4994 RELATED TO CHANGE OF ZONE, AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, 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, October 4, 2022 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to Adopt a Mitigated Negative Declaration, approve Change of Zone No. 2100120, Plot Plan No. 210133, and Ordinance No. 348.4994. 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. This proposed project is located North of Rider Street, south of Cajalco Road, east of</p>



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The Press-Enterprise  
3512 14 Street  
Riverside, California 92501  
(951) 368-9229

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011561239

FILE NO. 0011561239

## PROOF OF PUBLICATION

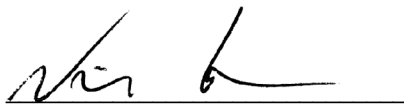
I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/24/2022

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: September 24, 2022.

At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING  
BEFORE THE BOARD OF  
SUPERVISORS OF RIVERSIDE  
COUNTY ON A CHANGE OF ZONE,  
PLOT PLAN, AND ADOPTION  
OF ORDINANCE NO. 348.4994  
RELATED TO CHANGE OF  
ZONE, AND INTENT TO ADOPT  
A MITIGATED NEGATIVE  
DECLARATION, IN THE MEAD  
VALLEY AREA PLAN, FIRST  
SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN  
that a public hearing at which  
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Board of Supervisors of Riverside  
County, California, on the 1st  
Floor Board Chambers, County  
Administrative Center, 4080  
Lemon Street, Riverside, on  
**Tuesday, October 4, 2022 at 10:00 A.M.**  
or as soon as possible thereafter,  
to consider the Planning  
Commission's recommendation  
to **Adopt a Mitigated Negative  
Declaration, approve Change of  
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to Manufacturing- Service  
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The building is proposed to be  
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PLANNER, AT (951) 955-6646 OR  
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Dated: September 20, 2022

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

**The Press-Enterprise**

**Published: 9/24/22**