

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



21.2
(MT26216)

MEETING DATE:
Tuesday, November 5, 2024

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 General Plan Amendment No. 230009 (Gpa230009), Change of Zone No. 2300031 (Cz2300031), Tentative Tract Map No. 38895 (Ttm38895), Plot Plan No. 230049 (PPT230049), and Adopt a Mitigated Negative Declaration (SCH#2024090267) – Applicant: Craig Morris, MCP Industries Inc. – Second Supervisorial District – Glen Ivy Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Tourist (CD:CT) – Design Theme Policy Area – Location: 23835 Temescal Canyon Road northeast of Lawson Rd., west of Temescal Canyon Rd. – 29.22 acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: PPT230049 is a proposal to build a 188,000 sq. ft. industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces: Tenant Space A (84,000 sq. ft.) and Tenant Space B (104,000 sq. ft.). TTM38895 is a proposal to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres, as follows: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre), Lot 7 (.37) and lettered lots (Lot A (3.24 acres) and Lot B (0.83 acre)). GPA230009 is a request to change the land use designation from Community Development: Commercial Tourist (CD:CT) to Community Development: Light Industrial (CD:LI) for Lot 4 (10.80 acres) on TTM38895. CZ2300031 is a request to change the zoning classification from General Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895. APNs: 283-260-020, 283-180-001, 283-180-002, 283-180-020, 283-180-021, District 2.

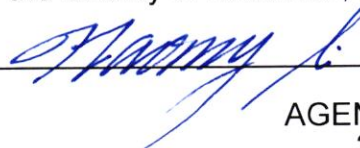
On motion of Supervisor Spiegel, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, December 3, 2024, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 5, 2024, of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors
Dated: November 5, 2024
Kimberly A. Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.
21.2

xc: Planning, COB

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 21.2
(ID # 26216)

MEETING DATE:

Tuesday, November 05, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT NO. 230009 (GPA230009), CHANGE OF ZONE NO. 2300031 (CZ2300031), TENTATIVE TRACT MAP NO. 38895 (TTM38895), PLOT PLAN NO. 230049 (PPT230049), and Adopt a Mitigated Negative Declaration (SCH#2024090267) — Applicant: Craig Morris, MCP Industries Inc. – Second Supervisorial District – Glen Ivy Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Tourist (CD:CT) – Design Theme Policy Area – Location: 23835 Temescal Canyon Road northeast of Lawson Rd., west of Temescal Canyon Rd. – 29.22 acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: PPT230049 is a proposal to build a 188,000 sq. ft. industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces: Tenant Space A (84,000 sq. ft.) and Tenant Space B (104,000 sq. ft.). TTM38895 is a proposal to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres, as follows: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre), Lot 7 (.37) and lettered lots (Lot A (3.24 acres) and Lot B (0.83 acre)). GPA230009 is a request to change the land use designation from Community Development: Commercial Tourist (CD:CT) to Community Development: Light Industrial (CD:LI) for Lot 4 (10.80 acres) on TTM38895. CZ2300031 is a request to change the zoning classification from General Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895. APNs: 283-260-020, 283-180-001, 283-180-002, 283-180-020, 283-180-021. District 2. [Applicant Fees 100%]

RECOMMENDED MOTION:

Continued on Page 2

ACTION:Policy


John Hildebrand, Planning Director 11/30/2024

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

RECOMMENDED MOTION:

That the Board of Supervisors take the following actions:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** based on the findings and conclusions provided in the Initial Study/Mitigated Negative Declaration Environmental Assessment SCH No. 2024090267, attached hereto, and the conclusion that with mitigation the project will not have a significant effect on the environment;
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 230009 (GPA230009)**, to amend the General Plan land use designation of the Project site from Community Development: Commercial Tourist (CD: CT) to Community Development: Light Industrial (CD: LI) for 10.80 acres of TTM38895, as shown on Attachment G – Tentative Tract Map, Lot 4 based on the findings and conclusions incorporated in the staff report and all exhibits, pending subsequent adoption of the general plan amendment resolution for GPA230009 by the Board of Supervisors;
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 2300031 (CZ2300031)**, to change the site's zoning from Scenic Highway Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) in accordance with Attachment K - Change of Zone Map attached hereto and incorporated herein, based upon the findings and conclusions incorporated in the staff report and all exhibits, pending subsequent adoption of the general plan amendment resolution for GPA230009 and the zoning ordinance for CZ2300031 by the Board of Supervisors;
4. **APPROVE TENTATIVE TRACT MAP NO. 38895 (TTM38895)**, for a Schedule "E" Map to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres, subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions incorporated into the staff report and all exhibits, and pending subsequent adoption of the general plan amendment resolution for GPA230009 and the zoning ordinance for CZ2300031 by the Board of Supervisors; and
5. **APPROVE PLOT PLAN NO. 230049 (PPT230049)**, for the design and development of a 188,000 sq. ft. industrial building on 10.80 net acres, consisting of two tenant spaces for the manufacturing of artisan clay projects and manufacturing of plastic parts for the action sports industry, subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions provided in this staff report and all exhibits, and pending final adoption of the general plan amendment resolution for GPA230009 and the zoning ordinance for CZ2300031 by the Board of Supervisors.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: N/A	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

October 2, 2024, the Planning Commission (Commission) voted four (in favor), zero (opposed), and one (abstention) to approve the Planning staff's recommended motion to the Board of Supervisors for consideration of PPT230049, TTM38895, GPA230009, and CZ2300031, described in detail below. Ordinance No. 348 Section 1.4.C. requires three affirmative votes to carry a motion. The proposed Project consists of the following:

PPT230049 is a proposal to build an industrial building of 188,000 sq. ft. on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces: tenant Space A (84,000 sq. ft.) and Tenant Space B (104,000 sq. ft.). The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for the Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products. The Tennant Space A is for the manufacture of plastic parts (thermoplastic elastomer [TEP] by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motocross, watercraft, snowmobile, and ATV).

TTM38895 is a proposal for a Schedule "E" Map to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre), Lot 7 (.37) and lettered lots; Lot A (3.24 acres), and Lot B (0.83 acres).

GPA230009 is a request to change the land use designation from Community Development; Commercial Tourist (CD: CT) to Community Development: Light Industrial (CD: LI) for Lot 4 on TTM38895.

CZ2300031 is a request to change the zoning classification from Scenic Highway Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895.

The Project site is located at 23835 Temescal Canyon Road northeast of Lawson Road, west of Temescal Canyon Road.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

California Environmental Quality Act (CEQA)

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed Mission Clay Commercial/Industrial Project (Proposed Project) and made available for public comment for a 20-day public review period from September 6 through September 26.

Four (4) letters providing comments on the IS/MND were received by the County of Riverside (County) by the time that the public review ended. Although the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (14 CCR 15000 et seq.) do not explicitly require a lead agency to provide written responses to comments, the County prepared a "Response to Comments" dated October 1, 2024 (Attachment L) to consider and address all comments received during the public review period in accordance with State CEQA Guidelines Section 15074(b).

At the October 2, 2024, Planning Commission meeting, the Commission voted 4-0 with one abstention on the approval recommendation by staff of the Proposed Project, to the County Board of Supervisors. Three public comments in support of the project were related to general support for the project and the potential access easement to the Norco-Corona Unified School Property directly north of the site. Comments provided by the Commission and members of the public were related to the inclusion of commercial uses, residential density, traffic, and other environmental topics. The Board hereby adopts the mitigated negative declaration after determining that, based on the entire record before it, including all comments and responses to comments, that there is no substantial evidence that a significant effect on the environment shall occur. All documents supporting this determination are located at the Planning Department, acting as the custodian of records, at 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

Public Opposition and Response/Mitigation

Responses to public comments received during the CEQA public comment period and after the comment period are provided in Attachment L.

Impact on Citizens and Businesses

The impacts of this project have been evaluated in the review of the project by various responsible departments (e.g., Fire, Transportation, Planning, etc.) and through the review of the environmental document (MND).

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- Attachment A – PC Report of Actions
- Attachment B – Planning Commission Staff Report

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

- Attachment C – Final EA_IS_MND Temescal Commercial
- Attachment D – MMRP Temescal Commercial
- Attachment E – Conditions of Approval and Advisory Notification Document
- Attachment F – Planning Commission Resolution 2024-010
- Attachment G – Tentative Tract Map
- Attachment H – Elevations_Floor Plan
- Attachment I – Proposed Conceptual Landscaping Plan
- Attachment J – Conceptual Grading Plan
- Attachment K – Change of Zone Map
- Attachment L – Public Comments Memo PC
- Attachment M – GIS Exhibits



Jason Farin, Principal Management Analyst 10/31/2024



Aaron Gettis, Chief of Deputy County Counsel 10/30/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

57

*John Hildebrand
Planning Director*

DATE: October 3, 2024

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – **Jose Merlan, Principal Planner 5-0314 (BOS date 11/5/2024)**

SUBJECT: **MT#26216** – PPT230049, TTM38895, GPA230009, and CZ2300031
(Charge your time to these case numbers)

PLOT PLAN NO. 230049 (PPT230049), TENTATIVE TRACT MAP NO. 38895 (TTM38895), GENERAL PLAN AMENDMENT NO. 230009 (GPA230009) AND CHANGE OF ZONE NO. 2300031 (CZ2300031) – Applicant: Craig Morris, MCP Industries Inc. – Second Supervisorial District – Glen Ivy Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Tourist (CD:CT) – Design Theme Policy Area – Location: 23835 Temescal Canyon Road northeast of Lawson Rd., west of Temescal Canyon Rd. – 29.23 acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: PPT230049 is a proposal to build a 188,000 sq. ft. industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq. ft.) and Tenant Space B (104,000 sq. ft.). The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products (Laguna Clay). The Tennant Space A is for the manufacture of plastics parts (thermoplastic elastomer [TEP] by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motorcross, watercraft, snowmobile, and ATV). TTM38895 is a proposal to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre) and Lot 7 (.37) and lettered lots; Lot A (3.24 acres), and Lot B (0.83 acre). GPA230009 is a request to change the land use designation from Community Development: Commercial Tourist (CD:C-T) to Community Development: Light Industrial (CD:LI) for Lot 4 (10.80 acres) on TTM38895. CZ2300031 is a request to change the zoning classification from General Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895. – APNs: 283-260-020, 283-180-001, 283-180-002, 283-180-020, 283-180-021. – Project Planner: Jose Merlan at 951-955-0314 or email at jmerlan@rivco.org

Planning Commission Date: October 2, 2024
Commissioner Vote: 4-1 (1 abstention)

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

- Place on Administrative Action
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Labels provided If Set For Hearing 10 Day 20 Day 30 day
- Publish in Newspaper: (2nd Dist) Press Enterprise
- CEQA Exempt 10 Day 20 Day 30 day

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

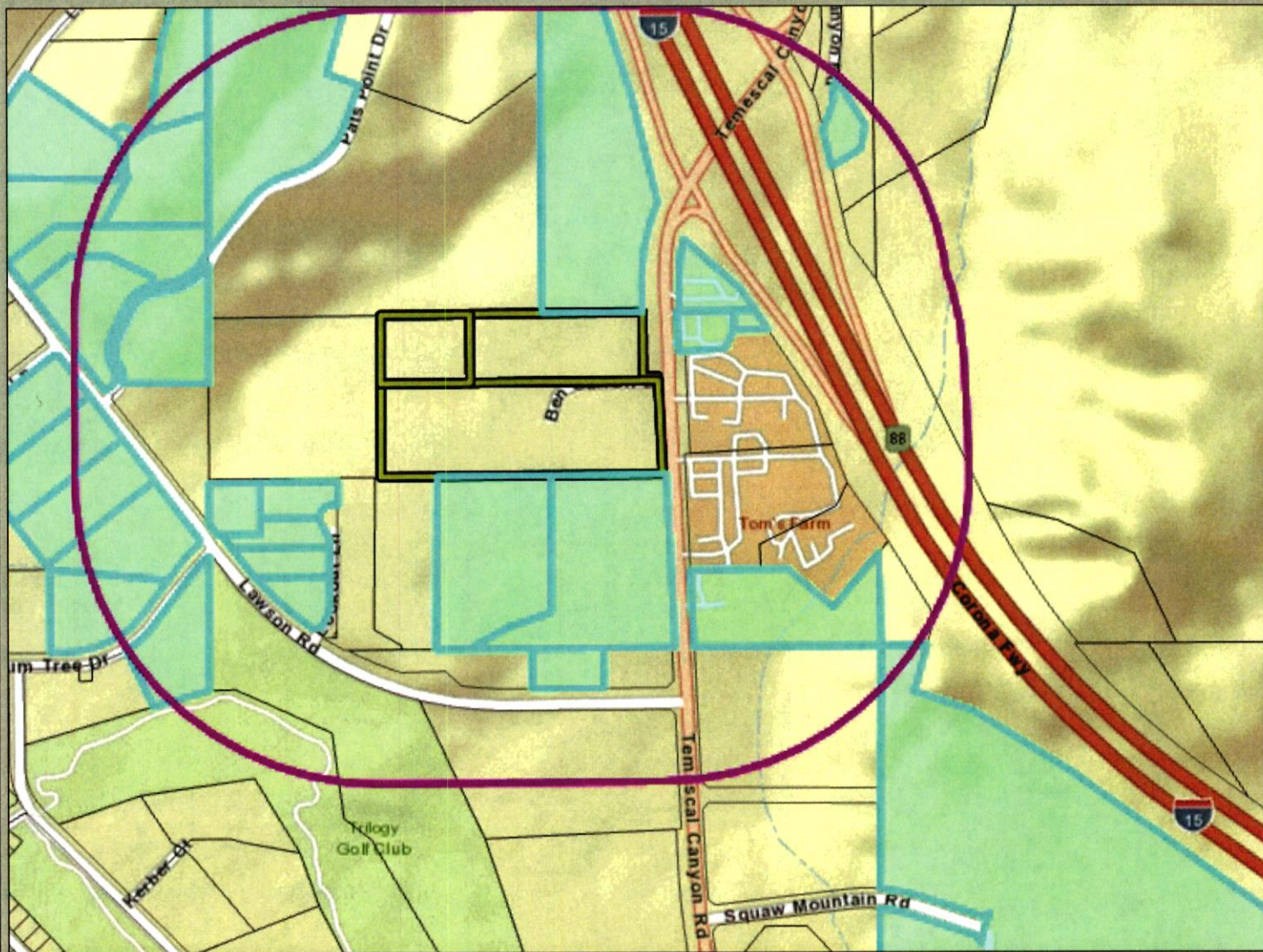
Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
(2nd Dist) Press Enterprise

Riverside County GIS Mailing Labels

Radius 1,200 feet



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 752 1,505 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 8/28/2024 12:41:27 PM

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OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KIMBERLY A. RECTOR
Clerk of the Board of Supervisors

APRIL BOYDD
Assistant Clerk of the Board

October 10, 2024

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: PPT230049, TTM38895, GPA230009 and CZ2300031

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, October 25, 2024.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cindy Fernandez

Clerk of the Board Assistant to:
KIMBERLY A. RECTOR, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON PLOT PLAN, TENTATIVE TRACT MAP, GENERAL PLAN AMENDMENT AND CHANGE OF ZONE SECOND 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, November 5, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Plot Plan No. 230049, Tentative Tract Map No. 38895, General Plan Amendment No. 230009 and Change of Zone No. 2300031.** PPT230049 is a proposal to build a 188,000 sq. ft. industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq. ft.) and Tenant Space B (104,000 sq. ft.). The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products (Laguna Clay). The Tenant Space A is for the manufacture of plastics parts (thermoplastic elastomer [TEP] by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motorcross, watercraft, snowmobile, and ATV). TTM38895 is a proposal to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre) and Lot 7 (.37) and lettered lots; Lot A (3.24 acres), and Lot B (0.83 acre). GPA230009 is a request to change the land use designation from Community Development: Commercial Tourist (CD:C-T) to Community Development: Light Industrial (CD:LI) for Lot 4 (10.80 acres) on TTM38895. CZ2300031 is a request to change the zoning classification from General Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895. – APNs: 283-260-020, 283-180-001, 283-180-002, 283-180-020, 283-180-021. This proposed project is located at 23835 Temescal Canyon Road northeast of Lawson Rd., west of Temescal Canyon Rd in the second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a MITIGATED NEGATIVE DECLARATION, TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 230009, TENTATIVELY APPROVE CHANGE OF ZONE NO. 2300031, APPROVE TENTATIVE TRACT MAP NO. 38895 and APPROVE PLOT PLAN NO. 230049.**

On October 2, 2024, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-1. 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 JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@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.

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

Dated: October 10, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 10, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

PPT230049, TTM38895, GPA230009, and CZ2300031

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: November 5, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: October 10, 2024
Cindy Fernandez

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 10, 2024, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

PPT230049, TTM38895, GPA230009, and CZ2300031

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: November 5, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: October 10, 2024
Cindy Fernandez



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 24-292251

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202401122
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 24-292251
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 10/10/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202401122
PROJECT TITLE PPT230049, TTM38895, GPA230009 AND CZ2300031		

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 STREET FIRST 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) \$4,051.25 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ _____

 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	AGENCY OF FILING PRINTED NAME AND TITLE Deputy, Jessica Arevalo
--------------------	--



Lead Agency: CLERK OF THE BOARD OF SUPERVISORS
ATTN: CINDY FERNANDEZ, CLERK OF THE BOARD ASSISTANT
Address: 4080 LEMON STREET 1ST FLOOR
RIVERSIDE, CA 92502

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202401122
10/10/2024 02:52 PM Fee: \$ 0.00
Page 1 of 2

Removed: _____ By: _____ Deputy


Project Title

NOTICE OF PUBLIC HEARING PPT230049, TTM38895, GPA230009 AND CZ2300031

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON PLOT PLAN, TENTATIVE TRACT MAP, GENERAL PLAN AMENDMENT AND CHANGE OF ZONE SECOND 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, November 5, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Plot Plan No. 230049, Tentative Tract Map No. 38895, General Plan Amendment No. 230009 and Change of Zone No. 2300031**. PPT230049 is a proposal to build a 188,000 sq. ft. industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq. ft.) and Tenant Space B (104,000 sq. ft.). The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products (Laguna Clay). The Tenant Space A is for the manufacture of plastics parts (thermoplastic elastomer [TEP] by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motorcross, watercraft, snowmobile, and ATV). TTM38895 is a proposal to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre) and Lot 7 (.37) and lettered lots; Lot A (3.24 acres), and Lot B (0.83 acre). GPA230009 is a request to change the land use designation from Community Development: Commercial Tourist (CD:C-T) to Community Development: Light Industrial (CD:LI) for Lot 4 (10.80 acres) on TTM38895. CZ2300031 is a request to change the zoning classification from General Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895. – APNs: 283-260-020, 283-180-001, 283-180-002, 283-180-020, 283-180-021. This proposed project is located at 23835 Temescal Canyon Road northeast of Lawson Rd., west of Temescal Canyon Rd in the second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT** a **MITIGATED NEGATIVE DECLARATION**, **TENTATIVELY APPROVE** GENERAL PLAN AMENDMENT NO. 230009, **TENTATIVELY APPROVE** CHANGE OF ZONE NO. 2300031, **APPROVE** TENTATIVE TRACT MAP NO. 38895 and **APPROVE** PLOT PLAN NO. 230049.

On October 2, 2024, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-1. 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 JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@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.

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Dated: October 10, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

283170010
TRIPLE-EIGHT REVOCABLE TRUST
DATED 12/12/2014
6888 LINCOLN AVE STE A
BUENA PARK CA 90620

283170012
BBG KRG INC
708 S TEMESCAL ST STE 101
CORONA CA 92879

283170013
BBG KRG INC
708 S TEMESCAL ST STE 101
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283170014
BBG KRG INC
708 S TEMESCAL ST STE 101
CORONA CA 92879

283170015
BBG SERRANO
708 S TEMESCAL ST STE 101
CORONA CA 92879

283170018
CORONA NORCO UNIFIED SCHOOL
DISTRICT
2820 CLARK AVE
NORCO CA 92860

283170019
CORONA NORCO UNIFIED SCHOOL DIST
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NORCO CA 92860

283170020
CORONA NORCO UNIFIED SCHOOL
DISTRICT
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283170021
BBG SERRANO
708 S TEMESCAL ST STE 101
CORONA CA 92879

283170024
VERMEULEN PROP 5
2677 N. MAIN ST #930
SANTA ANA CA 92705

283180001
MCP INDUSTRIES INC
708 S TEMESCAL ST STE 101
CORONA CA 92879

283180002
MCP INDUSTRIES INC
708 S TEMESCAL ST STE 101
CORONA CA 92879

283180008
DAVID E. CROCKETT
30249 LANDS END PL
CANYON LAKE CA 92587

283180009
WILLIE D. MARTINEZ
130 W CITRON ST
CORONA CA 92882

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CORONA CA 92879

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283180024
GLEN IVY INV INC
8949 BUFFALO AVE
RANCHO CUCAMONGA CA 91730

283180025
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RANCHO CUCAMONGA CA 91730

283180032
ROBERT LEE LIND
23910 LAWSON RD
CORONA CA 92883

283180033
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283180038
THOMAS H. BARNES
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283250034
MURPHY TRUST DATED 9/16/22
PO BOX 2544
SANTA FE SPGS CA 90670

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Riverside, California 92501
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County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

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Total Amount: \$680.32
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Amount Due: \$680.32
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Invoice Text:

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PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011697337

FILE NO. 0011697337

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:

10/25/2024

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

Date: October 25, 2024.
At: Riverside, California



Signature

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**CHANGE OF ZONE NO. 2300031,
APPROVE TENTATIVE TRACT
MAP NO. 38895 and APPROVE
PLOT PLAN NO. 230049.**

On October 2, 2024, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-1. 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>.

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Dated: October 10, 2024
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant
The Press-Enterprise
Published: 10/25/24