



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – JULY 24, 2023 COUNTY ADMINISTRATIVE CENTER 12th Floor, Conference Room A 4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:32 p.m.

1.0 CONSENT CALENDAR

NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

PLOT PLAN NO. 190038 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – CEQ190167 – Applicant: James Arney - Engineer: Rich Soltysiak - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Light Industrial (CD: LI) – Location: North of Simpson Road, south of Grand Avenue, east of Briggs Road, and west of Leon Road – 33 gross acres – Zoning: Specific Plan No. 293 (Winchester Hills) – **REQUEST:** Plot Plan No. 190038 is a proposal to allow for an RV/boat storage yard with 168 spaces on 2.9 acres and to allow for the operation of a pod storage facility on approximately 10.2 acres. APNs: 461-140-050 - Project Planner: Russell Brady, Phone (951) 955-3025 or email at rbrady@rivco.org.

Staff Report Recommendation:

CONTINUE to August 28th, 2023, to provide time for the State Clearinghouse review period to conclude.

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Planning Director's Actions:

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4.0 SCOPING SESSION

- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR PLOT PLAN NO. 220050, CHANGE OF ZONE NO. 2200062, AND TENTATIVE PARCEL MAP NO. 38601** – Applicant: Hillwood – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Mead Valley Area Plan: Commercial Retail (CD:CR) – Rural Community: Very Low Density Residential (RC:VLDR) – Location: South of Cajalco Road, west of Seaton Avenue, east of Decker Road, and north of Rider Street – 51.1 Acres – North Perris Zoning Area – Zoning: Light Agriculture, one-acre minimum (A-1-1), Rural Residential, ½ acre minimum (R-R-1/2) – **REQUEST:** The Environmental Impact Report analyzes the environmental impacts of Plot Plan No. 220050 and Change of Zone No. 2200062. Plot Plan No. 220050 is a proposal for the construction and operation of a total of 1,925,301 sq. ft. warehouse/distribution/manufacturing development on 44.2-acres, and the development of a community park on 13.4 acres for a total site area of 57.6 acres. Change of Zone No. 2200062 is a proposal to change the zoning on the site from Light Agriculture one-acre minimum (A-1-1) – Rural Residential ½ acre minimum (R-R-1/2) to Industrial Park (I-P) in the northern portion of the site where the warehouse building is proposed, and to leave the existing zoning of A-1-1 in the southern portion of the site where the park is proposed. APNs: 317-080-003, 317-080-

ITEM Presented and opened for public comments. Public comments received at hearing for the Environmental Impact Report.

DIRECTOR'S HEARING – REPORT OF ACTIONS – July 24, 2023

004, 317-080-005, 317-080-006, 317-080-007, 317-080-008, 317-080-013, 317-080-014, 317-080-019, 317-080-020, 317-080-021, 317-080-022, 317-080-023, 317-080-027, 317-080-028, 317-080-029, 317-090-003, 317-090-004, 317-090-005, 317-090-006, 317-090-007. Project Planner: Russell Brady at (951) 955-3025 or email at RBrady@rivco.org.

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:48 p.m.