



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – March 18, 2024
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1.0 CONSENT CALENDAR

1.1 NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **PLOT PLAN NO. 220047, VARIANCE NO. 230002 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Thrifty Oil Co. c/o Stephane Wandel – Engineer/ Representative: Armstrong & Brooks Consulting Engineers c/o Bill Brooks – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Business Park (CD: BP) – Location: North of Water Street, south of Placentia Avenue, east of Tobacco Road, and west of Harvill Avenue - 9.16 Gross Acres – Zoning: Industrial Park (I-P) – Environmental Justice Community: Mead Valley – REQUEST: Plot Plan No. 220047 is a request for the development of a 194,479 sq ft warehouse building with 8,000 sq ft of office space including a mezzanine. The project site will include 22 loading dock doors, 32 truck trailer parking spaces and a total of 126 parking spaces. APN: 317-260-015 & 016 – Project Planner: Krista Mason at (951) 955-1722 or email at kmason@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

ADOPTED A Mitigated Negative Declaration for Environmental Assessment No. CEQ240003; and,

APPROVED Variance No. 230002 subject to the Advisory Notification Document and Conditions of Approval; and,

APPROVED Plot Plan No. 220047 subject to the Advisory Notification Document and Conditions of Approval

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:41 p.m.