



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – MARCH 7, 2022 COUNTY ADMINISTRATIVE CENTER 12TH FLOOR, CONFERENCE ROOM A 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:33 p.m.

1.0 **CONSENT CALENDAR**

NONE

2.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**

NONE

3.0 **PUBLIC HEARINGS – NEW ITEMS:**

3.1 **PLOT PLAN NO. 210137 (PPT210137) – No New Environmental Documentation is Required** – Applicant: Seppi Esfandi – Engineer/Representative: Benjamin Egan, Egan Civil Inc. – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Area Plan: Community Development: Light Industrial (LI) – Location: north of Watt Court, east of Rio del Sol Road, and south of 30th Avenue, and west of Robert Road – Lot 1/Parcel 1 is 0.65 Gross Acres and Lot 2/Parcel 2 is 0.60 Gross Acres, both totaling 1.25 Gross Acres. Zoning: Manufacture Service Commercial – (M-SC). **REQUEST: PLOT PLAN NO. 210137** proposes two (2) industrial buildings on two (2) separate lots. Both buildings will be two (2) stories and each lot will hold its own building. Building 1, Lot 1 will consist of a first floor office area of 1,000 sq. ft., a second floor office area consisting of 1,000 sq. ft., and a 5,370 sq. ft. warehouse, for a total of 7,370 sq. ft. Building 2, Lot 2 will consist of a first floor office area of 1,000 sq. ft., a second floor office area consisting of 1,000 sq. ft., and a 4,680 sq. ft. warehouse, for a total of 6,680 sq. ft. APN(s): Building 1 will be located on APN 650-380-001; Building 2 will be located on APN 650-380-002. Project Planner: Jason Allin at (951) 955-3107, or email at jasallin@rivco.org.

Staff Report Recommendation:

FIND that **No New Environmental Documentation is Required** because all potential environmental impacts have already been analyzed and mitigated to a level of non-significance pursuant to the previously adopted Mitigated Negative Declaration (EA 41623), and none of the conditions in State CEQA Guidelines Section 15162 are present.

APPROVE Plot Plan No. 210137, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Staff Recommendation:

FIND that **No New Environmental Documentation is Required** because all potential environmental impacts have already been analyzed and mitigated to a level of non-significance pursuant to the previously adopted Mitigated Negative Declaration (EA 41623), and none of the conditions in State CEQA Guidelines Section 15162 are present.

APPROVE Plot Plan No. 210137, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Planning Director's Actions:

FOUND that **No New Environmental Documentation is Required** because all potential environmental impacts have already been analyzed and mitigated to a level of non-significance pursuant to the previously adopted Mitigated Negative Declaration (EA 41623), and none of the conditions in State CEQA Guidelines Section 15162 are present.

APPROVED Plot Plan No. 210137, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

NONE

ADJOURNMENT: 1:39 p.m.