



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – May 6, 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. 220024 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – CEQ 240008

- Applicant: Robert Close – Engineer/ Representative: SDH & Associates, Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development (CD): Light Industrial (LI) – Location: North of Rider Street, south of Cajalco Road, east of Seaton Avenue, and west of Patterson Avenue – 5.06 Gross Acres – Manufacturing – Service Commercial (M-SC) – Environmental Justice Community: Mead Valley – **REQUEST:** Plot Plan No. 220024 is a request for the development of a 105,371 sq ft warehouse building with 8,000 sq ft of office space including a mezzanine. The project site will include 21 loading dock doors, 82 parking spaces, and will have access from two (2) driveways on Patterson Ave - APN(s):317-140-016, and 317-140-047 – 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. CEQ220048; and,

APPROVED Plot Plan No. 220024 subject to the Advisory Notification Document and Conditions of Approval as modified.

3.2 TENTATIVE PARCEL MAP No. 38261 – Exempt from the California Environmental Quality Act (CEQA),

pursuant to State CEQA Guidelines Section 15315 (Minor land Divisions) – Applicant: Payload Enterprise – Engineer/Representative: Eric Goldsmith – Third Supervisorial District – Cahuilla Zoning Area – REMAP Area Plan – Rural: Rural Residential (R-RR) – Location: North of Los Alamos Road, east of Howard Road, north of Boulton Road, and west of Holt Lane – 12.42 Gross Acres – Zoning: Rural Residential five (5) acre minimum (R-R-5) – **REQUEST:** Schedule "H" subdivision of one (1) 12.42 gross acre parcel into two (2) parcels measuring 5.20 gross acres and 5.47 gross acres – APN(s): 573-310-006. Project Planner Joseluis Aparicio (951) 955-6035 or email atijaparicio@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

FOUND the Project Exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Tentative Parcel Map No. 38261 subject to the Advisory Notification Document and Conditions of Approval

3.3 TENTATIVE PARCEL MAP NO. 38929 - No New Environmental Docs Required

- Applicant: Kimley Horn - First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan: Community Development: Business Park (CD: BP)- Location: North of Water Avenue, South of Placentia Avenue, East of Tobacco Road and West of Harvill Avenue - 19.72 Gross Acres - Zoning: Manufacturing Service Commercial (M-SC) - Tentative Parcel Map No. 38929 is a Schedule "J" subdivision of a 19.72-acre parcel into six (6) separate industrial parcels for the Riverside University Health Wellness Village Project site that is being processed through facilities management - APN: 317-260-034 –

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

FOUND No new environmental document is required; and,

APPROVED Tentative Parcel Map No. 38929 subject to the Advisory Notification Document and Conditions of Approval.

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Project Planner Joseluis Aparicio (951) 955-6035 or
email at jlaparicio@rivco.org.

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

NONE

ADJOURNMENT: 2:08 p.m.