



**DIRECTOR'S HEARING
REPORT OF ACTIONS
MAY 4, 2020**

1.0 CONSENT CALENDAR:

NONE

2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 PLOT PLAN NO. 190003 (PPT190003) – Intent to Consider an Addendum to an Environmental Impact Report – EIR466** – Applicant: Majestic Realty Co. – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Westerly of Harvill Avenue, southerly of Markham Street, northerly of Commerce Center Drive, and easterly of Seaton Avenue – 5.77 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Industrial Park (I-P) – **REQUEST:** The Plot is a proposal for the construction and operation of an 83,449 sq. ft. warehouse/distribution/manufacturing facility on 5.77 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Staff Report Recommendation:

CONSIDER an Addendum to Environmental Impact Report No. 466; and,

APPROVE Plot Plan No. 190003, subject to the conditions of approval.

Staff's Recommendation:

CONSIDER an Addendum to Environmental Impact Report No. 466; and

APPROVE Plot Plan No. 190003, subject to the conditions of approval.

Planning Director's Actions:

CONSIDERED an Addendum to Environmental Impact Report No. 466; and

APPROVED Plot Plan No. 190003, subject to the conditions of approval.

- 3.2 PLOT PLAN NO. 26184 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and Section 15302 (Replacement or Reconstruction of Existing Facilities) – Applicant: Greens Rainbow, LLC – Engineer Representative: Markham Development Strategies – Third Supervisorial District – Ranch California Zoning Area – Southwest Area Plan: Community Development: Light Industrial (CD-LI)(0.25-0.60 FAR) – Community Development: Public Facilities (CD-PF) (0.25-0.60 FAR) – Location: Easterly of Interstate 15, northerly of Rainbow Canyon Road, and westerly of Rainbow Canyon Road – 9.55 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** Plot Plan to permit is a proposal to permit an existing recreational vehicle (R.V.), boat, trailer storage yard, tow and impound yard, including a propane tank of 250 gallons for R.V. storage customer use only on a 9.48 acre site. The existing buildings used to operate the facility includes a modular structure, a caretaker's residence, and two (2) covered parking structures. The project proposes to replace the existing approximately 1,186 sq. ft. modular structure used as an office with a 1,716 sq. ft. office building. The office building will include a customer lobby area, offices, golf cart parking garage, and trash enclosure. The project also proposes to replace the caretaker's residence with a 964 sq. ft. storage building. The storage building will include a storage area, restrooms and a shower stall. The two (2) existing covered parking structures of 7,130 sq. ft. and 12,500 sq. ft. will remain on site. The project will continue to accommodate 391 uncovered storage stalls and 33 covered stalls. The propose project will have seven (7) metal shipping containers on the project site for the property owner's use only for storage for maintenance of the site. The office will be open to the public from 8:30 a.m. to 5:30 p.m., Monday through Saturday, and will be closed Sunday and Holidays. The storage area is accessible to customers from 6:00 a.m. to 10:00 p.m., seven (7) days a week through individual gate access codes. The impound yard is open seven (7) days a week and 24 hours a day. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

Staff Report Recommendation:

FIND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVE Plot Plan No. 26184, subject to the conditions of approval.

Staff's Recommendation:

FIND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVE Plot Plan No. 26184, subject to the conditions of approval.

Planning Director's Actions:

FOUND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVED Plot Plan No. 26184, subject to the conditions of approval.

3.3 **PLOT PLAN NO. 170001 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Sections 15303(c) (New Construction or Conversion of Small Structures) – Applicant: 1968 Cellars, LLC/Qing Huo – Engineer: ZJS Engineering Services Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) – Zoning: Wine Country – Equestrian (WC-E) Location: Easterly of Pauba Road and southerly of Mustang Circle and Los Caballos Road – 10.0 Gross Acres – **REQUEST:** The Plot Plan proposes to operate a Class II Winery within an existing metal building, including a tasting room that will be open to the public on a 10.0 gross acre parcel. The existing metal structure is 5,056 sq. ft. Approximately 0.82 acres (35,800 sq. ft.) of the site will be developed, approximately three (3) acres (130,941 sq. ft.) of the site will be planted with vineyards. The remaining area, approximately six (6) acres will be undisturbed due to topography of the Project Site and the protection of existing trees. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Staff Report Recommendation:
FIND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVE Plot Plan No. 170001, subject to the conditions of approval.

Staff's Recommendation:
FIND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVE Plot Plan No. 170001, subject to the conditions of approval.

Planning Director's Actions:
FOUND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVED Plot Plan No. 170001, subject to the conditions of approval as modified at hearing.

3.4 **PLOT PLAN NO. 180038 (PPT180038) – Intent to Consider an Addendum to an Environmental Impact Report – EIR466** – Applicant: Majestic Realty Co. – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Easterly of Harvill Avenue, northerly of Commerce Center Drive, southerly of Markham Street, and westerly of Interstate 215 – 8.45 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 147,249 sq. ft. warehouse/distribution/manufacturing development on 8.51 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Staff Report Recommendation:
CONSIDER an Addendum to Environmental Impact Report No. 466; and,
APPROVE Plot Plan No. 180038, subject to the conditions of approval.

Staff's Recommendation:
CONSIDER an Addendum to Environmental Impact Report No. 466; and,
APPROVE Plot Plan No. 180038, subject to the conditions of approval.

Planning Director's Actions:
CONSIDERED an Addendum to Environmental Impact Report No. 466; and,
APPROVED Plot Plan No. 180038, subject to the conditions of approval.

3.5 **PLOT PLAN NO. 190028 – Intent to Consider an Addendum to a Mitigated Negative Declaration (MND)** – EA39961 – Applicant: Core 5 Industrial Partners – Representative: Jon Kelly – First Supervisorial District – North Perris Area Zoning District – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Easterly of Harvill Avenue, westerly of Frontage Road, southerly of Orange Avenue, and northerly of Daytona Cove – 10.97 Gross Acres – Zoning: Manufacturing – Heavy (M-H) – **REQUEST:** The Plot Plan Application to construct a 197,856 sq. ft. single-story concrete tilt up industrial building with a maximum height of 45 Feet. Approximately 6,480 sq. ft. of office space would be proposed at ground level and on a mezzanine in the southwest corner of the building. In addition, the project would provide access to 33 loading docks on the south side of the building. A total of 144 parking stalls are proposed for the 10.97 acre site. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

Staff Report Recommendation:
CONSIDER an Addendum to Mitigated Negative Declaration for Environmental Assessment No. 39961; and,
APPROVE Plot Plan No. 190028, subject to the conditions of approval.

Staff's Recommendation:
CONSIDER an Addendum to Mitigated Negative Declaration for Environmental Assessment No. 39961; and,
APPROVE Plot Plan No. 190028, subject to the conditions of approval.

Planning Director's Actions:
CONSIDERED an Addendum to Mitigated Negative Declaration for Environmental Assessment No. 39961; and,
APPROVED Plot Plan No. 190028, subject to the conditions of approval as modified at hearing.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS: