



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
APRIL 8, 2019**

**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. 26340, PLOT PLAN NO. 26341, PLOT PLAN NO. 26342, and PLOT PLAN NO. 26343 – Intent to Adopt a Mitigated Negative Declaration** – EA43057 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northerly of Commerce Court, southerly of Borel Road, easterly of Sky Canyon Drive, and westerly of Calistoga Drive – **REQUEST: PLOT PLAN NO. 26340** (Lot-16), proposes to construct a 20,479 sq. ft. concrete tilt up building including 18,483 sq. ft. of manufacturing space with a 1,997 sq. ft. mezzanine for office and storage space on a 1.65 acre parcel. The project will provide 62 parking spaces. **PLOT PLAN NO. 26341** (Lot-17), proposes to construct a 16,236 sq. ft. concrete tilt up building including 14,224 sq. ft. of manufacturing space with a 2,012 sq. ft. mezzanine for office and storage space on a 1.65 acre parcel. A 3-hour rated concrete wall will divide the proposed buildings of Lot-16 and Lot-17 along the property line (PL). The project will provide 37 parking spaces. **PLOT PLAN NO. 26342** (Lot-18), proposes to construct a 27,397 sq. ft. concrete tilt up building with 25,778 sq. ft. manufacturing area, and a 1,619 sq. ft. mezzanine, for office and storage space on a 1.69 acre parcel. The project will provide 56 parking spaces. **PLOT PLAN NO. 26343** (Lot-19), proposes to construct a 21,869 sq. ft. concrete tilt up building, including 20,568 sq. ft. of manufacturing space and a 1,301 sq. ft. mezzanine, for office and storage space on a 1.48 acre parcel. The project will provide 47 parking spaces. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).

Staff Report Recommendation:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 43057; and

**APPROVE** Plot Plan Nos. 26340, 26341, 26342, and 26343.

Staff's Recommendation:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 43057; and

**APPROVE** Plot Plan Nos. 26340, 26341, 26342, and 26343.

Planning Director's Actions:

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 43057; and

**APPROVED** Plot Plan Nos. 26340, 26341, 26342, and 26343, subject to the conditions of approval.

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

**NONE**

**5.0 PUBLIC COMMENTS:**