



**DIRECTOR'S HEARING
REPORT OF ACTIONS
MARCH 15, 2021**

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. 200023 – Intent to Adopt a Mitigated Negative

Declaration – EA40473 – Applicant: Hemet Retail Center – Engineer/Representative: Rick Engineering – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 floor area ratio) – Location: Northerly of Old State Highway, easterly of State Highway 79, southerly of State Highway 74 – 1.22 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Plot Plan No. 200023 is a proposal for the construction and operation of a total of 4,425 sq. ft. of commercial building area on 1.22 gross acres consisting of a 2,000 sq. ft. commercial retail space, a 2,425 sq. ft. fast food space with drive thru, and 900 sq. ft. serving area. The development will include a trash enclosure, parking, and associated landscaping. A median would be installed on State Highway (SH) 79 from the SH-74/SH-79 intersection, south beyond Old State Highway, eliminating access to Old State Highway from southbound traffic on SH-79. Striping would be reconfigured on SH-79 to change the number and width of lanes on SH-79. Off-site roadway improvements have been designed in coordination with Caltrans. APN: 458-212-001 and 458-212-002. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Staff Report Recommendation:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 40473; and,

APPROVE Plot Plan No. 200023, subject to conditions of approval.

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ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 40473; and,

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Planning Director's Actions:

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 40473; and,

APPROVED Plot Plan No. 200023, subject to 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: