



**DIRECTOR'S HEARING
REPORT OF ACTIONS
MARCH 22, 2021**

1.0 CONSENT CALENDAR:

NONE

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

2.1 PLOT PLAN NO. 190032 – Intent to Adopt a Mitigated Negative Declaration – CEQ190121 – Applicant: DP Harvill, LLC/Lou Monville – Engineer: SDH, Inc./Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 11.15 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The proposed project is for the construction of a 53,275 sq. ft. warehousing and distribution truck terminal which includes 5,000 sq. ft. of office uses on a 11.15-acre site. The building will be constructed of concrete tilt-up panels and ranging in height from 33 feet to 39 feet. Parking for 159 truck trailers will be provided to the north and south of the proposed truck terminal building. Forty-five (45) standard parking spaces will be provided which will include three (3) accessible parking spaces and two (2) electric vehicle spaces. Four (4) water quality management basins are proposed along the northeastern and southeastern boundaries of the Property site. APN: 317-170-043. Continued from March 8, 2021. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Staff Report Recommendation:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ190121; and,

APPROVE Plot Plan No. 190032, subject to conditions of approval.

Staff's Recommendation:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ190121; and,

APPROVE Plot Plan No. 190032, subject to conditions of approval.

Planning Director's Actions:

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ190121; and,

APPROVED Plot Plan No. 190032, subject to conditions of approval as modified at hearing.

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

3.1 TENTATIVE PARCEL MAP NO. 37666 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions Exemption) – Applicant: Saba Family Trust – Engineer/Representative: Kevin Fortuna – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) – Highway 79 Policy Area – Location: Northerly of Washington Street, southerly of Keller Road, and westerly of Winchester Road – 1.15 Gross Acres – Zoning: Specific Plan (SP No. 286, PA12A) – **REQUEST:** Tentative Parcel Map No. 37666 is a proposal for a scheduled "F" subdivision of 1.15 acres into four (4) lots single family residential lots. APN: 476-010-042. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

Staff Report Recommendation:

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

APPROVE Tentative Parcel Map No. 37666, subject to conditions of approval.

Staff's Recommendation:

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

APPROVE Tentative Parcel Map No. 37666, subject to conditions of approval.

Planning Director's Actions:

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

APPROVED Tentative Parcel Map No. 37666, subject to conditions of approval.

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

NONE

5.0 PUBLIC COMMENTS: