



DIRECTOR'S HEARING REPORT OF ACTIONS OCTOBER 5, 2020

1.0 CONSENT CALENDAR:

1.1 **FIRST EXTENSION OF TIME REQUEST for PARCEL MAP NO. 33750** – **REMOVED** from calendar.

Applicant: Scott Richards/Mountain West Builders – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Northerly of Winchester Road, southerly of Jean Nicholas Road, and easterly of Leon Road – 11.96 Acres – Zoning: Dutch Village Specific Plan (SP No. 106) – Industrial Park (I-P) – Approved Project Description: A Schedule “E” Subdivision into four (4) parcels which include one (1) parcel for the self-storage and RV parking, one (1) parcel for the carwash, and two (2) lots for open space – **Request:** First Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

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 **TENTATIVE PARCEL MAP NO. 37293 and PLOT PLAN NO. 26257 – Intent to Adopt a Negative Declaration (EA43023)** – Staff Report Recommendation: **ADOPT** a Negative Declaration for Environmental Assessment No. 43023; and,

Applicant: Mounir Girguis – Engineer/Representative: Valued Engineering Inc. c/o Jeff Meiter – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Mack Street, southerly of Kelly Lane, easterly of Mead Street, and westerly of Brown Street – 10.00 Acres – Zoning: Controlled Development Area with Mobile Homes – ½ Acre Minimum (W-2-M-1/2) – **REQUEST:** Tentative Parcel Map No. 37293 is a Schedule “H” map proposal that will subdivide a 10 acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245 sq. ft. building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility. Continued from September 28, 2020. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

APPROVE Tentative Parcel Map No. 37293; and, **APPROVE** Plot Plan No. 26257, subject to the conditions of approval.

Staff's Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 43023; and,

APPROVE Tentative Parcel Map No. 37293; and, **APPROVE** Plot Plan No. 26257, subject to the conditions of approval.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. 43023; and,

APPROVED Tentative Parcel Map No. 37293; and, **APPROVED** Plot Plan No. 26257, subject to the conditions of approval.

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

NONE

5.0 PUBLIC COMMENTS: