



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
JUNE 19, 2017**

**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 TENTATIVE PARCEL MAP NO. 37086** – Intent to Adopt a Negative Declaration – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Zoning: Light Agriculture 1-acre minimum (A-1-1) – Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres – **REQUEST:** A Schedule "H" Subdivision of a 3.5 acre parcel into 3 single-family residential parcels with a minimum lot size of 1-acre. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).
- Staff Report Recommendation:**  
**ADOPT** a Negative Declaration for Environmental Assessment No. 42890; and  
**APPROVE** Tentative Parcel Map No. 37086.
- Staff's Recommendation:**  
**ADOPTION** of the Negative Declaration for Environmental Assessment No. 42890; and  
**APPROVAL** of Tentative Parcel Map No. 37086.
- Planning Director's Actions:**  
**ADOPTED** the Negative Declaration for Environmental Assessment No. 42890; and  
**APPROVED** Tentative Parcel Map No. 37086, subject to the conditions of approval.
- 3.2 PLOT PLAN NO. 26118** – Intent to Adopt a Negative Declaration – Applicant: Redlands Consultant & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Light Industrial (LI) – Location: Northerly of Peregrine Way, southerly of Oleander Avenue, easterly of Decker Road, and westerly of Harvill Avenue – 1.01 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The Plot Plan proposes a 30,000 sq. ft. contractor's storage yard with a 528 sq. ft. mobile office. Project Planner: Desiree Bowie at (951) 955-8254 or email at [dbowie@rivco.org](mailto:dbowie@rivco.org).
- Staff Report Recommendation:**  
**ADOPT** a Negative Declaration for Environmental Assessment No. 42956; and  
**APPROVE** Plot Plan No. 26118.
- Staff's Recommendation:**  
**ADOPTION** of the Negative Declaration for Environmental Assessment No. 42956; and  
**APPROVAL** of Plot Plan No. 26118.
- Planning Director's Actions:**  
**ADOPTED** the Negative Declaration for Environmental Assessment No. 42956; and  
**APPROVED** Plot Plan No. 26118, subject to the conditions of approval.
- 3.3 TENTATIVE PARCEL MAP NO. 36615** – Intent to Adopt a Negative Declaration – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering – First Supervisorial District – Rancho California Zoning District Area – Southwest Area Plan: Rural Mountainous (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Drive, southerly of La Cruz Drive, and westerly of Calle Catrina – 25.80 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The proposed project is a Schedule "H" parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard). Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).
- Staff Report Recommendation:**  
**ADOPT** a Negative Declaration for Environmental Assessment No. 42697; and  
**APPROVE** Parcel Map No. 36615.
- Staff's Recommendation:**  
**ADOPTION** of the Negative Declaration for Environmental Assessment No. 42697; and  
**APPROVAL** of Parcel Map No. 36615.
- Planning Director's Actions:**  
**ADOPTED** the Negative Declaration for Environmental Assessment No. 42697; and  
**APPROVED** Parcel Map No. 36615, subject to the conditions of approval.

**3.4 PLOT PLAN NO. 26096** – Intent to a Adopt Negative Declaration – Applicant: Simon CRE – Representative: MPA Architects, Inc. – Fifth Supervisorial District – Cabazon Zoning District – The Pass Area Plan: Mixed-Use Area (MUA) – Location: Southerly of Interstate 10, northerly of Main Street, and easterly of North Fern Street – 1.38 Gross Acres – Zoning: Mixed-Use (MU) – **REQUEST:** Proposed 7,500 sq. ft. commercial retail building for retail uses, such as, but not limited to, grocery, hardware, and clothing sales. The building will have a maximum height of 24-feet. The project includes an approximate 38-space parking lot, landscaping, trash enclosure, lighting, and storm drainage facilities. Overall building elevations consist of light stone stucco on all the exteriors, with stone veneer elements and metal awning at building entrance facing Main Street. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

Staff Report Recommendation:

**ADOPT** a Negative Declaration for Environmental Assessment No. 42950; and

**APPROVE** Plot Plan No. 26096.

Staff's Recommendation:

**ADOPTION** of the Negative Declaration for Environmental Assessment No. 42950; and

**APPROVAL** of Plot Plan No. 26096.

Planning Director's Actions:

**ADOPTED** the Negative Declaration for Environmental Assessment No. 42950; and

**APPROVED** Plot Plan No. 26096, subject to the conditions of approval.

**4.0** SCOPING SESSION:

**NONE**

**5.0** PUBLIC COMMENTS: