



DIRECTOR'S HEARING REPORT OF ACTIONS APRIL 23, 2018

1.0 CONSENT CALENDAR:

- 1.1 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671** – Applicant: Rancon Group c/o Dan Long – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail, Medium Density Residential, and Medium High Density Residential (CD-CR, MDR, MHDR) (0.20 – 0.35 FAR, 2-5 DU/AC, 5-8 DU/AC) – Location: Southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Road – 18.37 Acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) – Approved Project Description: Schedule “E” commercial subdivision of 18.37 acres into nine (9) commercial parcels – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2021.

- 1.2 **ADOPTION OF THE REVISED 2018 DIRECTOR'S HEARING CALENDAR** – Adding June 4, 2018 to be heard in the Desert location at 1:30 p.m. **ADOPTED** the 2018 Director's Hearing Calendar.

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. 37414 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(B)(3) (Activities Covered by General Rule Exemption) – EA43085 – Applicant: Regent Winchester, LLC – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Open Space: Conservation (OS-C) – Highway 79 Policy Area – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, easterly of Rice Road, and westerly of Seta Street – 23.44 gross acres – Zoning: Specific Plan (SP No. 288) Planning Area No. 1,4,6 – **REQUEST:** Schedule “J” subdivision of 23.44 acres into two (2) lots with a 9.74 acres minimum lot size. Project Planner: Kevin White at (951) 955-1414 or email at kewwhite@rivco.org.
- Staff Report Recommendation:
FIND that the project is exempt from the California Environmental Quality Act (CEQA); and
APPROVE Tentative Parcel Map No. 37414.
- Staff's Recommendation:
FINDING the project exempt from the California Environmental Quality Act (CEQA); and
APPROVAL of Tentative Parcel Map No. 37414.
- Planning Director's Actions:
FOUND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVED Tentative Parcel Map No. 37414, subject to the conditions of approval.

4.0 PUBLIC COMMENTS: