



DIRECTOR'S HEARING REPORT OF ACTIONS JUNE 11, 2018

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. 36984 – Intent to Adopt a Negative Declaration** – EA42905 – Applicant: Martin Lopez – Owner: Martin Lopez – Engineer: Dan Gomez – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – Land Use: Community Development: Low Density Residential (CD-LDR) (1/2 acre minimum) – Location: Northerly of Toliver Road, southerly of Placentia Avenue, easterly of Russo Road, and westerly of Evans Road – Zoning: Rural Residential (R-R) – 5.01 Approximate Gross Acres – **REQUEST:** Tentative Parcel Map proposes a Schedule “H” subdivision of a 5.01 acre lot into two (2) 1.02 and two (2) 1.20 acre residential parcels. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.
- Staff Report Recommendation:**
ADOPT a Negative Declaration for Environmental Assessment No. 42905; and
APPROVE Tentative Parcel Map No. 36984.
- Staff's Recommendation:**
ADOPTION of a Negative Declaration for Environmental Assessment No. 42905; and
APPROVAL of Tentative Parcel Map No. 36984.
- Planning Director's Actions:**
ADOPTED a Negative Declaration for Environmental Assessment No. 42905; and
APPROVED Tentative Parcel Map No. 36984, subject to the conditions of approval.
- 3.2 **PLOT PLAN NO. 26241– Intent to Adopt a Negative Declaration** – EA43014 – Applicant: Placentia and Harvill, LLC c/o Teresa Harvey – Engineer/Representative: CWE Corporation – Owner: Southwest Premier, LLC – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Water Street, easterly of Interstate 215, westerly of Harvill Avenue, and southerly of Placentia Avenue – 16.87 Acres – Zoning: Manufacturing-Heavy (M-H) – **REQUEST:** Plot Plan No. 26241 proposes the development of a 5,387 sq. ft. truck fueling station with four (4) pumps, along with an 18,044 sq. ft. office and maintenance shop building, and a 400 sq. ft. fuel equipment office building on 16.87 acres (“project”). The truck maintenance operations will consist of oil changes, inspections, transmission services, and tire services. The proposed project will have 116 parking spaces for automobiles and five (5) accessible spaces, 433 parking spaces for truck/trailer parking; and two (2) stormwater bioretention basins. The trucks and employees will access the property at Harvill Avenue. The hours of operation will be 24 hours a day, seven (7) days a week. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.
- Staff Report Recommendation:**
ADOPT a Negative Declaration for Environmental Assessment No. 43014; and
APPROVE Plot Plan No. 26241.
- Staff's Recommendation:**
ADOPTION of a Negative Declaration for Environmental Assessment No. 43014; and
APPROVAL of Plot Plan No. 26241.
- Planning Director's Actions:**
ADOPTED a Negative Declaration for Environmental Assessment No. 43014; and
APPROVED Plot Plan No. 26241, subject to the conditional of approval.
- 3.3 **TENTATIVE PARCEL MAP NO. 37135 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15304(a) (Minor Alterations to Land) and Section 15315 (Minor Land Divisions) – EA42922 – Applicant: Cliff and Christy Reidhead – Engineer/Representative: Redlands Consultants and Associates – First Supervisorial District – Lake Mathews/Woodcrest – Cajalco Zoning District – General Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – Location: Northerly of Avenue ‘C’, southerly of Avenue ‘B’, easterly of Alder Street, and westerly of Birch Street – 7 Acres – **REQUEST:** A Tentative Parcel Map for a Schedule “H” subdivision of a seven (7) acre lot into four (4) residential parcels, and one (1) remainder lot. Project Planner: Deborah Bradford at (955) 951-6646 or email at dbradfor@rivco.org.
- Staff Report Recommendation:**
FIND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVE Tentative Parcel Map No. 37135.
- Staff's Recommendation:**
FIND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVAL of Tentative Parcel Map No. 37135.
- Planning Director's Actions:**
FOUND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVED Tentative Parcel Map No. 37135, subject to the conditions of approval.

3.4 **TENTATIVE PARCEL MAP NO. 37206 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15315 (Class 15, Minor Land Divisions) – EA43041 – Applicant: Joseph Kincaid – Engineer/Representative: Hunsaker Land Surveying – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Zoning: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Old Fashion Way, southerly of Victoria Avenue, easterly of Old Fashion Way, and westerly of La Sierra Avenue – 1.12 Gross Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** Schedule “G” Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

Staff Report Recommendation:
FIND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVE Tentative Parcel Map No. 37206.

Staff's Recommendation:
FIND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVE Tentative Parcel Map No. 37206.

Planning Director's Actions:
FIND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVE Tentative Parcel Map No. 37206, subject to the conditions of approval.

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

NONE

5.0 PUBLIC COMMENTS: