



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – August 28, 2023
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:32 p.m.

1.0 CONSENT CALENDAR NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 2.1 **PLOT PLAN NO. 190038 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – CEQ190167** – Applicant: James Arney - Engineer: Rich Soltysiak - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Light Industrial (CD: LI) – Location: North of Simpson Road, south of Grand Avenue, east of Briggs Road, and west of Leon Road – 33 gross acres – Zoning: Specific Plan No. 293 (Winchester Hills) – **REQUEST:** Plot Plan No. 190038 is a proposal to allow for an RV/boat storage yard with 168 spaces on 2.9 acres and to allow for the operation of a pod storage facility on approximately 10.2 acres. APNs: 461-140-050 - Project Planner: Russell Brady, Phone (951) 955-3025 or email at rbrady@rivco.org.

Continued from July 24, 2023.

Planning Director's Actions:

Public Hearing: Closed

ADOPTED A Mitigated Negative Declaration (CEQ190167); and,

APPROVED Plot Plan 190038, subject to the advisory notification document and conditions of approval.

- 2.2 **PLOT PLAN NO. 220007 – EXEMPT FROM THE CALIFORNIA FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3), 15303 (Class 3) and 15300.2 – Applicant: Ramy Massoud, Owner – Engineer/Representative: MNDesign, c/o Meana Agaiby, – Second Supervisorial District – Temescal Canyon Area Plan – MUAO Policy Overlay – East Corona Zoning District – Home Gardens Environmental Justice Community – Community Development (CD) – Commercial Retail (CR) – General Commercial (C-1/C-P) – Location: South of Estelle Street, east of Byron Street, north of Magnolia Avenue, and west of Brotherton Street – 0.430 Gross Acres – **REQUEST:** The project proposes to remodel an existing 2,991 sq. ft. building and construct a 4,962 sq. ft. addition for an adult daycare facility. APNs: 115-262-016, 115-262-017 – Project Planner: Kim Zuppiger at (951) 955-6646 or email at kzuppiger@rivco.org

Planning Director's Actions:

Public Hearing: Closed

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

APPROVED Plot Plan No. 220007, subject to the advisory notification document and conditions of approval, as modified at hearing.

3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 **PLOT PLAN NO. 200025 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION - CEQ200104** – Applicant: Joe Jordan – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Location: North of 55th Avenue, south of 54th Avenue, east of Calhoun Street, and west of Van Buren Street – 10.0 Net Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Plot Plan No. 200025 proposes the development of a training center for religious outreach to include the development of

Planning Director's Actions:

Public Hearing: Closed

ADOPTED A Mitigated Negative Declaration (CEQ200104); and,

APPROVED Plot Plan No. 200025, subject to the advisory notification document and conditions of approval, as modified at hearing.

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offices, classrooms, dormitories, a dining hall, distribution center, maintenance building, media room, outdoor amphitheater, prayer garden, event lawn, retention basin, and parking lot with 58 spaces – APN: 780-330-004 – Project Planner: Scott Nespor at (760) 863-7050 or email at snespor@rivco.org.

- 3.2 **PLOT PLAN NO. 220044 and VARIANCE NO. 220005 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15306 (Information Collection) - Applicant: Terra-Gen Development Company, LLC – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural Communities: Rural Desert (RC-RD) (10 Acre Minimum) – San Geronio Pass Wind Energy Policy Area – Location: East of Worsley Road, south of Pierson Boulevard, west of Karen Avenue, and north of 16th Avenue – 320 Gross Acres – Zoning: Controlled Development Area (W-2) – **REQUEST:** Plot Plan No. 220044 is a proposal for the temporary installation of two wind monitoring sites consisting of a meteorological tower with solar and weather resource assessment equipment. Each tower will be 60 meters tall (approx. 197 ft.) with a three (3) ft. by three (3) ft. foundation plate and 24 guy wires. The towers will be solar powered, each site will be located on the same parcel and will be enclosed by a chain link fence. The towers will be installed for a two (2) to four (4) year period. Variance No. 220005 is a request to allow the 197 ft. tall towers to extend above the height limit – APN: 667-230-005 – Project Planner: Scott Nespor at (760) 863-7050 or email at snespor@rivco.org

Planning Director's Actions:

Public Hearing: Closed

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

APPROVED Plot Plan No. 220044, subject to the advisory notification document and conditions of approval as modified at hearing; and,

APPROVED Variance no. 220005.

- 3.3 **PLOT PLAN NO. 200011 - INTENT TO CONSIDER AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION** - Applicant: Don Bender – Fifth Supervisorial District – Valle Vista Zoning District - San Jacinto Valley Area Plan - Community Development: High Density Residential (CD:HDR) - Location: North of Highway 74, east of New Chicago Avenue, and south of Ramona Expressway – 8.4 gross Acres - Zoning: General Residential (R-3) - **REQUEST:** Plot Plan No. 200011 is a proposal for the construction of an 80-unit multi-family apartment complex on 8.4 gross acres. The units will be constructed into ten, two-story residential buildings, each unit having its own enclosed garage. There are also an additional 193 parking spaces proposed to supplement on-site parking. The site will also feature a 1,705 square foot recreation center building with meeting and exercise spaces, a 1,090 sq. ft. tot lot park area, a 3,919 sq. ft. pool area, and an 1,875 ft. jogging trail. The proposed project scope was previously approved under Plot Plan No. 20457 but was never built and has since expired. The current proposal includes no change to what was previously approved - APN: 549-090-036 - Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

CONSIDERED The Addendum to Environmental Assessment No. 40154; and,

APPROVED Plot Plan No. 200011, subject to the advisory notification document and conditions of approval as modified at hearing.

4.0 **SCOPING SESSION**

- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR SPECIFIC PLAN NO. 400, GENERAL PLAN AMENDMENT NO. 200002, CHANGE OF ZONE NO. 2200011, and AGRICULTURAL PRESERVE DIMINISHMENT NO. 230005** – CEQ220030 – Applicant: Citrus Valley Development General Partnership – Representative: Keith Gardner – Third Supervisorial District – San Jacinto Valley Area Plan: Agriculture (AG) – Bautista Zoning Area – Zoning: Light Agriculture (10 acre min) (A-1-10) - Rural Residential (R-R) – Location: Southwest of Bautista Canyon Road, east of Pleasant Street, and north of Bautista Road – 767 acres – **REQUEST:** Specific Plan 400 proposes a development program on a 767 acre area that consists of 583 acres for residential development from medium density residential up to highest density residential for up to 6,300 units total, 10 acres of Commercial designated land, 25 acres for schools, 72.6 acres for parks, and 27.3 acres for basins. General Plan Amendment 200002 proposes to establish the specific plan within the general plan and modify the land use designations of the general plan to match those as proposed by the specific plan. Change of Zone 2200011 proposes to rezone the properties involved from Light Agriculture, 10 acre minimum (A-1-10) and Rural Residential (R-R) to specific plan, create the zoning ordinance of the specific plan, and define the planning area boundaries of the specific plan. Agricultural Preserve Diminishment 230005 is a proposal to diminish Bautista Canyon 1 Agricultural Preserve within the project's boundaries. – APNs 553-090-005, 553-090-025, 555-090-006 through 555-090-010, 555-090-012, 555-130-003 through 555-130-006, 555-130-012 through 555-130-015, 555-130-019, 555-140-001, 555-140-003 - In addition to the scoping session meeting being held at Director's Hearing, a second scoping session meeting will be held on August 28th at 5 p.m. at the same location - Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Director's Actions:

ITEM Presented and opened for public comments. Public comments received at meeting for the Environmental Impact Report.

5.0 **PUBLIC COMMENTS**

ADJOURNMENT: 4:00 p.m.