



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – DECEMBER 12, 2022 COUNTY ADMINISTRATIVE CENTER 12th Floor, Conference Room A 4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:31 p.m.

1.0 CONSENT CALENDAR

NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 2.1 **PLOT PLAN NO. 210024, REVISION NO. 1 – Intent to Adopt a Mitigated Negative Declaration** – CEQ210045 – Applicant: Jeule Ranch Golf Club – Representative: Robert Flores – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Agriculture: Agriculture (AG-AG) – Location: North of 70th Avenue, west of Lemon Blossom Lane, south of 68th Avenue, and east of Van Buren Street – 299.0 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The Revised Plot Plan is a proposal to add interim facilities to support the currently approved full length 18-hole golf course that also includes a 9-hole practice area/driving range, a 40 space parking lot, and a golf course irrigation reservoir and a detention basin. The additional facilities include a clubhouse area, maintenance facility, and expanded parking area with a total of 145 parking spaces for guests. The Revision would also allow for up to 350 memberships with up to 250 persons (members and guests) at the golf club at any one time. APN(s): 751-250-001, 751-250-003, and 751-250-005. Continued from November 28, 2022. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 **PLOT PLAN NO. 210008 (PPT210008) – Exempt from California Environmental Quality Act (CEQA)**, per State CEQA Guideline Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense) – Applicant: WEW Construction, Inc., c/o William Wright – Engineer/Representative: Leland Cole – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Area Plan – Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) - Rural: Rural Residential (R-RR) (5 Acre Min.) – Location: Southerly of Vista Chino Road, easterly of Rio del Sol Road, and westerly of Sierra del Sol Road – 15.0 Acres – Controlled Development Areas (W-2-5) & Manufacturing-Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 210008 is a proposal for the entitlement of an existing 5-acre contractor's storage yard to be utilized for the storage of heavy demolition service and construction site clean-up equipment. This equipment includes dump trucks,

Staff Report Recommendation:

Continue off-calendar; or,

CONSIDER an Addendum to Mitigated Negative Declaration (CEQ210025); and,

APPROVE Plot Plan No. 210024 Revision No. 1 subject to the advisory notification document and conditions of approval.

Staff Recommendation:

Continuance off-calendar

Planning Director's Actions:

CONTINUED off-calendar

Staff Report Recommendation:

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

APPROVE Plot Plan No. 210008, subject to the advisory notification document and conditions of approval.

Staff Recommendation:

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

APPROVE Plot Plan No. 210008, subject to the advisory notification document and conditions of approval.

Planning Director's Actions:

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

dumpsters, pick-up trucks and trailers, and storage containers for small tool storage. Construction materials, such as fill dirt and rock, will also be present on-site. The hours of operation are Monday to Saturday from 7:00 a.m. to 5:00 p.m., with approximately 14 vehicle trips per a day. There are eight (8) full-time employees; two (2) employees visit the yard in the morning and evening to pick up and drop off trucks/equipment needed for the day, and the remaining six (6) employees travel to and from the job sites directly in the personal vehicles. No customers visit the subject site at any time. APN: 648-110-009. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org

- 3.2 **PLOT PLAN NO. 210012 (PPT210012) – Exempt from California Environmental Quality Act (CEQA)**, per State CEQA Guideline Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense) – Applicant: WEW Construction, Inc., C/O William Wright – Engineer/Representative: Leland Cole – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Area Plan – Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Varner Road, southerly of Dillon Road, easterly of Rio del Sol, and westerly of Sierra del Sol – 5.0 Gross Acres – Manufacturing-Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 210012 is a proposal for the entitlement of an existing 2-acre contractor's storage yard to be utilized for the storage of roofing tile, which includes concrete, clay, or rock materials. The hours of operation are Monday to Saturday from 7:00 a.m. to 5:00 p.m., with approximately one (1) to five (5) vehicle trips per a day. There are 12 full-time employees. No customers visit the property at any time. APN: 648-110-009. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

APPROVED Plot Plan No. 210008, subject to the advisory notification document and conditions of approval.

Staff Report Recommendation:

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

APPROVE Plot Plan No. 210012, subject to the advisory notification document and conditions of approval.

Staff Recommendation:

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

APPROVE Plot Plan No. 210012, subject to the advisory notification document and conditions of approval.

Planning Director's Actions:

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

APPROVED Plot Plan No. 210012, subject to the advisory notification document and conditions of approval.

4.0 SCOPING SESSION

- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR THOUSAND PALMS WAREHOUSE – PLOT PLAN NO. 220022, GPA220004, CZ2200013 – CEQ220033** – Applicant: Majestic Realty Co. – Engineer/Representative: T&B Planning, Inc. – Fourth Supervisorial District – Thousand Palms District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI), Community development: Medium Density Residential (CD:MDR) – Location: Easterly of Rio del Sol Road, north of 30th Avenue, west of Robert Road, south of Vista Chino – 83.0 Acres – Zoning: Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A) – **REQUEST:** The Environmental Impact Report analyzes the environmental impacts of General Plan Amendment No. 220004, Change of Zone No. 220022, and Plot Plan No. 220022. The General Plan Amendment is a proposal to amend the land use designation on the eastern parcel of the project from Medium Density Residential (MDR) to Light Industrial (LI). The Change of Zone is a proposal to change the zoning classification on the eastern parcel of the project from Residential Agricultural (R-A) to Manufacturing – Service Commercial (M-SC). The Plot

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

DIRECTOR'S HEARING – REPORT OF ACTIONS – DECEMBER 12, 2022

Plan is a proposal for the construction and operation of a total of 1,238,992 square foot warehouse/distribution/manufacturing development on 83.0-acres. The project also includes the construction of an Imperial Irrigation District (IID) joint electric substation on the project site. Off-site improvements would include improvements to Rio Del Sol, 30th Avenue, and Robert Road including utility poles and overhead lines connecting to the proposed substation. Project Planner: Russell Brady at (951) 955-3025 or email at RBrady@rivco.org.

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:52 p.m.