



DIRECTOR'S HEARING REPORT OF ACTIONS APRIL 17, 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 **PLOT PLAN NO. 26117** – Intent to Adopt a Negative Declaration – Applicant: Rod Arsalan – Engineer/Representative: Samuel Serrato – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Very Low Density Residential (RC-VLDR) – Rural Village Land Use Overlay – Commercial Retail (CR) – Location: Northerly of Mountain Avenue, southerly of Ellis Avenue, easterly of Marie St, and westerly of Highway 74 – 4.09 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The Plot Plan request to permit an existing, unpermitted gravel and hardscape materials open storage yard not open for public use but associated with the material sales facility located adjacent to the site. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.
- Staff Report Recommendation:
ADOPT a Negative Declaration for Environmental Assessment No. 42219; and
- APPROVE** Plot Plan No. 26117, subject to the conditions of approval.
- Staff's Recommendation:
ADOPTION of a Negative Declaration for Environmental Assessment No. 42219; and
- APPROVAL** of Plot Plan No. 26117, subject to the conditions of approval.
- Planning Director's Actions:
CONSIDERED a Negative Declaration for Environmental Assessment No. 42219; and
- APPROVED** Plot Plan No. 26117, subject to the conditions of approval and modifications.

4.0 SCOPING SESSION:

- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR General Plan Amendment No. 1210, Specific Plan No. 394, Change of Zone No. 7918, Tentative Tract No. 37217, Tentative Parcel Map No. 37227, Agricultural Preserve Notice of Nonrenewal No. 175, Agricultural Preserve Notice of Nonrenewal No. 176, and Agricultural Preserve Diminishment No. 175** – Applicant: Forestar Victoria, LLC – Engineer/Representative: T&B Planning Inc. – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) – Rural Community: Very Low Density Residential (RC-VLDR) – Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 327.4 Gross – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** The Environmental Impact Report will study the potential impacts of the related applications as generally described here. This Scoping Session is for the purpose of briefing the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact
- COLLECTED COMMENTS FROM THE PUBLIC FOR THE ENVIRONMENTAL IMPACT REPORT**

Report (EIR). SP00394 proposes to create a Specific Plan on the 327.4-acre project area would divide the property into 25 planning areas, with an overall residential density of 2.6 dwelling units per acre (du/ac), and a total of 513 single-family dwelling units with land use designations of Rural Community: Low Density Residential (RC-LDR), Open Space: Conservation (OS-C), and Open Space: Water (OS-W). GPA01210 proposes to change the Riverside County General Plan to amend the land use designations of the subject property which currently consist of Rural Community: Low Density Residential (RC-LDR), Rural Community: Very Low Density Residential (RC-VLDR), and Rural Community: Estate Density Residential (RC-EDR) to provide consistency with the land uses proposed as part of SP00394 as outlined above. CZ07898 proposes to modify the existing zoning of the project site from Light Agriculture, 10-acre minimum (A-1-10) to Specific Plan (SP) and establish a specific plan zoning ordinance text with allowed uses and development standards for this Specific Plan. TR37217 proposes a Schedule "A" Subdivision of 327.4 Gross Acres into 513 single family residential lots with a minimum lot size of 10,000 square feet, five (5) open space lots, five (5) basin lots, and one (2) recreation lot. PM37227 proposes a Schedule "I" Subdivision of 327.4 Gross Acres into 16 parcels. AGN 00175 applies to an existing Williamson Act Contract that encumbers a 28.63-acre portion (APN 270-160-005) of the Project site. AGN 00176 applies to an existing Williamson Act Contract that encumbers a 17.27-acre portion (APN 270-070-006) of the Project site. Discretionary approval of AGN 00175 and AGN 00176 would begin the nine-year nonrenewal process which would result in the termination of the Land Conservation Contract encumbered upon the two aforementioned parcels. AG00175 proposes to remove a 287.8-acre portion of the Project site from the El Sobrante No. 1 Agricultural Preserve. AG 00175 would not terminate the entire El Sobrante No. 1 Agricultural Preserve, as other properties in the El Sobrante No. 1 Agricultural Preserve would remain in the Preserve. The NOP period began on April 5, 2017 and will run for thirty (30) consecutive days which is scheduled to conclude on May 4, 2017. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 PUBLIC COMMENTS: