



## DIRECTOR'S HEARING REPORT OF ACTIONS SEPTEMBER 12, 2016

### 1.0 CONSENT CALENDAR:

1.1 **NONE**

### 2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

2.1 **NONE**

### 3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 **PLOT PLAN NO. 26048** – Intent to Adopt a Mitigated Negative Declaration – Applicant/Owner: Diocese of San Bernardino – Engineer Representative: Bill McKeever of W.J. McKeever – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – General Plan: Medium Density Residential (MDR) and Commercial Retail (CR) – Location: Southerly of Nuevo Road, westerly of Foothill Drive, northerly of San Jacinto Avenue, and easterly of Dunlap Drive – Zoning: Light Agriculture, 20 acre minimum lot size (A-1-20) and Rural Residential (R-R) – **REQUEST:** Plot Plan No. 26048 proposes an approximately 19,494 sq. ft. church, a 27,470 sq. ft. private school to serve kindergarten through eighth grade students, and a 10,865 sq. ft. multipurpose building which will hold church dinners, fundraising events, and wedding and baptismal receptions. The events will take place solely within the interior of the multipurpose building and the events will include participation from the parish. The project will be developed in three (3) separate phases over a period of fifteen (15) years and will be located on approximately twelve (12) acres. Project Planner: Peter Lange at (951) 955-1417 or email [plange@rctlma.org](mailto:plange@rctlma.org).
- Staff Report Recommendation:  
**ADOPT A MITIGATED NEGATIVE DECLARATION; and APPROVE THE PLOT PLAN.**
- Staff's Recommendation:  
**ADOPT A MITIGATED NEGATIVE DECLARATION; and APPROVE THE PLOT PLAN.**
- Planning Director's Action:  
**ADOPTED A MITIGATED NEGATIVE DECLARATION; and APPROVED THE PLOT PLAN.**
- 3.2 **PLOT PLAN NO. 25255** – Intent to Adopt a Mitigated Negative Declaration – Applicant: AT&T – Engineer/Representative: Coastal Business Group – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (≤0.60 Floor Area Ratio) – Location: Southerly of El Sobrante Road, easterly of La Sierra Avenue, and westerly of McAllister Street – 152.8 Acres – Zoning: Watercourse, Watershed &
- Staff Report Recommendation:  
**ADOPT A MITAGITED NEGATIVE DECLARATION; and APPROVE THE PLOT PLAN**
- Staff's Recommendation:  
**ADOPT A MITAGITED NEGATIVE DECLARATION; and APPROVE THE PLOT PLAN**
- Planning Director's Action:  
**ADOPTED A MITAGITED NEGATIVE**

Conservation Areas (W-1) – **REQUEST:** The Plot Plan proposes a wireless telecommunication facility for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) surge suppressors, two (2) GPS antennas, and a 230 sq. ft. equipment shelter in an 840 sq. ft. lease area surrounded by a six-foot (6') high decorative block wall enclosure. The project also proposes to install two (2) live palm trees and additional landscaping around the project area. The project site is located on the Metropolitan Water District property containing various structures to operate their facility and the proposed wireless communication facility is located near the northeast corner of the property along El Sobrante Road. Access to the wireless facility will be provided via a 12-foot wide access road from El Sobrante Road. Project Planner: Desiree Bowie at (951) 955-8254 or email [dbowie@rctlma.org](mailto:dbowie@rctlma.org).

**DECLARATION; and APPROVED THE PLOT PLAN as modified at hearing.**

**4.0 SCOPING SESSION:**

**4.1 ENVIRONMENTAL IMPACT REPORT FOR SPECIFIC PLAN NO. 312 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 1163, CHANGE OF ZONE NO. 7898, TENTATIVE TRACT MAP NO. 37053 – EA42868 – Applicant: Riverside Mitland 03 LLC – Engineer/Representative: T&B Planning Inc. – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Low Density Residential (CD:LDR) (for area to be added to the SP), and Community Development: Medium Density Residential (CD: MDR), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), Rural: Rural Residential (R:RR) – Location: Northerly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, and westerly of Leon Road – 605.7 Gross Acres (entire Specific Plan area) – Zoning: Rural Residential (R-R), Specific Plan (SP) – **REQUEST:** The Environmental Impact Report will study the potential impacts of the related applications as generally described here. SP00312A2 proposes to revise the portion of the French Valley Specific Plan land use plan located north of Baxter Road to increase total acreage of the Specific Plan by 22.8 acres, reconfigure planning area boundaries, renumber**

**THE PUBLIC DID NOT ATTEND TO MAKE SUGGESTIONS**

planning areas, increase total dwelling units by 149 units, add park facilities, and relocate the proposed elementary school from the central portion to the northeast portion of the Specific Plan. GPA01163 would change the Riverside County General Plan to amend the land use designations of the subject property to provide consistency with the land uses proposed as part of SP00312A2. The proposed GPA01163 also encompasses the 22.8 acres that would be added to the west and northeast portions of the Specific Plan. CZ07898 would establish the planning area boundaries, permitted uses and development standards for the 22.8 acres proposed to be incorporated into SP No. 312, and would modify existing planning area boundaries, permitted uses, and development standards for the affected planning areas as part of SP00312A2. TR37053 would subdivide the subject property into specific lot configurations within each planning area to allow for proposed development. TR37053 would establish a subdivision of 842 total lots – 753 of which would be residential lots – while the remaining 89 lots are proposed for open space, parks, trails, landscape, water quality retention basins, and the school site.– APNs: 480-670-031, 480-660-016, 480-020-035, 480-020-032, 480-020-021, 480-010-026, 480-010-025, 480-020-014, 480-010-024, 480-020-013, 480-010-023, 480-010-022, 480-020-011, 480-020-010, 480-010-019, 480-020-009, 480-010-018, 480-010-017 and all existing homes in the Specific Plan.

## 5.0 PUBLIC COMMENTS:

Mrs. Deitemeyer spoke against the approval decision for Plot Plan No. 26048.