



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JUNE 4, 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 PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration

– EA42892 – Applicant: United Pentecostal Church – Representative: Michael Napolitano – Fifth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Land Use: Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres – Zoning: Controlled Development Areas (W-2) – Location: Northerly of Interstate 10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acres – **REQUEST:** A request to construct a 22,406 sq. ft. church, 32-foot high, with a 50'0" high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various offices, classrooms, and multipurpose rooms. The project would provide 262 parking spaces. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 42892; and

APPROVE Plot Plan No. 26164.

Staff's Recommendation:

CONTINUATION to June 18, 2018.

Planning Director's Actions:

CONTINUED to June 18, 2018.

STAFF RECOMMENDS A CONTINUANCE TO JUNE 18, 2018 – DIRECTOR'S HEARING, DESERT LOCATION.

3.2 PLOT PLAN NO. 26221 – Intent to Adopt a Negative Declaration

– EA43006 – Owner/Applicant: FD Partners, LLC – Representative: Cosbey Watson – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 Floor Area Ratio) – Location: Southerly of 2nd Street, easterly of Date Palm Street, and westerly of Brown Street at the southeast corner of 2nd Street and Date Palm Street – 1.0 Gross Acre – Zoning: Scenic-Highway Commercial (C-P-S) – **REQUEST:** Plot Plan No. 26221 proposes an 8,352 sq. ft. single-story retail commercial building up to 32-feet in height with approximately 43-parking spaces, trash enclosure, and drainage features. The 1.0 gross acre project area for Plot Plan No. 26221 also contains an existing 1,670 sq. ft. U.S. Post Office building up to approximately 12-feet in height with approximately 14-parking spaces located within Assessor's Parcel Number (APN) 727-193-028. The overall project area consists of three (3) APN's including APNs 727-193-027, 727-193-028, and 727-193-041. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:joliv@rivco.org).

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 43006; and

APPROVE Plot Plan No. 26221.

Staff's Recommendation:

ADOPTION of a Negative Declaration for Environmental Assessment No. 43006; and

APPROVAL of Plot Plan No. 26221.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. 43006; and

APPROVED Plot Plan No. 26221, subject to conditional of approval as modified at hearing.

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

4.1 SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT FOR CONDITIONAL USE PERMIT NO. 180001, PUBLIC USE PERMIT NO. 180001

– CEQ180007 – Applicant: IP Athos, LLC – Engineer/Representative: Aspen Environmental Group – Fourth Supervisorial District – Chuckwalla District – Desert Center Area Plan – Agriculture: Agriculture (AG:AG) – Open Space: Rural (OS-R) – Location: Easterly and westerly of Rice Road approximately 4 miles north of Interstate 10 (I-10). Southerly and westerly of Desert Center Airport – 3,600 gross acres – Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) – Controlled Development Areas – 10 acre minimum (W-2-10) – Natural Assets (N-A) – **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

COLLECTED Comments from the Public for the Environmental Impact Report.

and the public an opportunity to identify issues that should be addressed in the Environmental Impact Report (EIR). The project proposes to construct, operate, and decommission the Renewable Energy Project, which includes a large scale solar photovoltaic (PV) electrical generating and storage facility and associated infrastructure to generate and deliver renewable electricity to the statewide electricity transmission grid. The proposed Project, a PV solar power plant and 11-mile-long 220 kV gen-tie transmission line, would be located on approximately 3,400 acres across seven (7) non-contiguous groups of parcels northeast of the community of Desert Center. The Project would consist of solar fields, inverters, powerlines, four (4) substations, an O&M Building, access roads, telecommunications facilities, and related equipment. The facility would generate and provide storage for 500 megawatts (MW) of renewable energy using PV technology. The power produced by the Project would be conveyed to the statewide power grid via interconnection to the SCE Red Bluff Substation, an existing substation located south of I-10, and approximately 1.1 miles south of the Project area. As part of the Project, the applicant is also seeking to vacate interior roadways and merge contiguous project parcels. Roads along the project perimeter on the solar facility lands would remain dedicated public access. PUP180001 is proposed to construct an 11-mile-long 220 kV gen-tie transmission line to connect the seven (7) non-contiguous groups of parcels and the SCE Red Bluff Substation. Project Planner: Kevin White at (951) 955-1417 or email at kewhite@rivco.org.

5.0 PUBLIC COMMENTS: