



DIRECTOR'S HEARING REPORT OF ACTIONS DECEMBER 18, 2017

1.0 CONSENT CALENDAR:

- 1.1 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32782** – Applicant: Daniel Rosa – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Nuevo Valley Drive, easterly of Menifee Road, westerly of Olivas Avenue, and southerly of Blanik Avenue – 2.07 Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule “H” Subdivision of 2.07 gross acres into two (2) – one (1) acre single family lots – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 32782, extending the expiration date to April 17, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 32782, extending the expiration date to April 17, 2020.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 34252** – Applicant: Maria Calderon – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Southerly of Santa Rosa Mine Road and easterly of Via Refugio – 10.53 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – Approved Project Description: A Schedule “H” Subdivision of 10.53 gross acres into two (2) residential parcels. Parcel one (1) is 5.17 gross acres and parcel two (2) is 5.36 gross acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 34252, extending the expiration date and to reflect SB1185 and AB333 benefits to October 22, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 34252, extending the expiration date and to reflect SB1185 and AB333 benefits to October 22, 2020.
- 2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:
- 2.1 **PLOT PLAN NO. 25776 – Intent to Adopt a Mitigated Negative Declaration** – EA42777– Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, and easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18) – **REQUEST:** Plot Plan to permit the phased development of a 14.53-acre site that will include the construction and operation of a 58-foot-tall 31,500 sq. ft. worship center (with a 50-foot roof height and an additional eight-foot architectural element), a two (2) story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, a two (2) story 16,800 sq. ft. classroom and office building, a two (2) story 19,800 sq. ft. elementary school building, a two (2) story 16,250 sq. ft. preschool building with adult education classrooms, a parking lot with 605 parking stalls, a playground and separate tot lot area, and all other improvements necessary and required for the development of the project site, including three (3) water quality basins. Continued from November 27, 2017. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org. **Staff Report Recommendation:** **ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 42777; and **APPROVE** Plot Plan No. 25776. **Staff's Recommendation:** **ADOPTION** of a Mitigated Negative Declaration for Environmental Assessment No. 42777; and **APPROVAL** of Plot Plan No. 25776. **Planning Director's Actions:** **ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 42777; and **APPROVED** Plot Plan No. 25776, subject to the conditions of approval.

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

3.1 PLOT PLAN NO. 25987 – Intent to Adopt a Negative Declaration – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Community Development: Medium Density Residential (CD-MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Drive, southerly of North Circle Drive, easterly of Village Center Drive, and westerly of River Drive – 3.18 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Village Tourist Residential (R-3A) – **REQUEST:** Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with 12 antennas, 15 RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. ft. lease area surrounded by a 6-foot-high block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

3.2 TENTATIVE PARCEL MAP NO. 37172 – Exempt from the California Environmental Quality Act (CEQA), Section 15061 – Applicant: Robert Nicorici – Engineer/ Representative: Gomez Daneyng & Mapping Inc. – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Betty Road, southerly of Mountain Avenue, easterly of Highway 74, and westerly of Sophie Street – 2.23 Gross Acres – Zoning: Rural Residential (R-R) **REQUEST:** The Parcel Map proposes a Schedule “H” Subdivision to create two (2) parcels. The parcels will be a minimum of 1.1 gross acres. **EXCEPTION** to Ordinance No. 460 is also proposed to allow lot depths of lots 1 and 2 to exceed four (4) times the lot width. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowie@rivco.org.

Staff Report Recommendation:
ADOPT a Negative Declaration for Environmental Assessment No. 42870; and

APPROVE Plot Plan No. 25987.

Staff's Recommendation:
ADOPTION of a Negative Declaration for Environmental Assessment No. 42870; and

APPROVAL of Plot Plan No. 25987.

Planning Director's Actions:
ADOPTED a Negative Declaration for Environmental Assessment No. 42870; and

APPROVED Plot Plan No. 25987, subject to the conditions of approval as modified at hearing.

Staff Report Recommendation:
FIND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVE an Exception to Section 3.8.C of Ordinance No. 460; and

APPROVE Tentative Parcel Map No. 37172.

Staff's Recommendation:
FINDING the project exempt from the California Environmental Quality Act (CEQA); and

APPROVAL of an Exception to Section 3.8.C of Ordinance No. 460; and

APPROVAL of Tentative Parcel Map No. 37172.

Planning Director's Actions:
FOUND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVED an Exception to Section 3.8.C of Ordinance No. 460; and

APPROVED Tentative Parcel Map No. 37172, subject to the conditions of approval as modified at hearing.

4.0 PUBLIC COMMENTS:

NONE