

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 1.2
(ID # 17420)

MEETING DATE:
Tuesday, October 26, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File of the Director's Hearing Decision as Stated in the Report of Actions. Districts 1, 3, and 4. [\$0]

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

1. **RECEIVE and FILE** the Director's Hearing Notice of Decision for the Director's Hearing cases acted on by the Planning Director on **May 10, 2021, May 24, 2021, June 21, 2021, June 28, 2021, July 26, 2021, and August 16, 2021**, as stated in the Report of Actions.

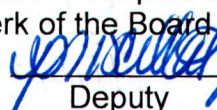
ACTION: Consent


John Hildebrand, Planning Director 10/27/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington and Perez
Nays: None
Absent: Hewitt
Date: October 26, 2021
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

A revision to Ordinance No. 348 (Land Use), approved by the Board of Supervisors on March 2, 2021, resulted in changing how actions taken at Riverside County’s Director’s Hearing and Planning Commission are reported to the Board of Supervisors. Previously, Ordinance No. 348, specified that certain types of projects are required to be individually heard by the Board of Supervisors as a Receive and File (“R&F”) item. The amendment to Ordinance No. 348 standardized the way all projects are reported. Rather than some projects being subject to the R&F process, resulting in an inconsistent reporting process, now all actions taken at each Director’s Hearing and Planning Commission hearing will be taken as single Report of Actions item for the Board of Supervisors consideration.

The Director’s Hearing considered and took the following actions as stated in these Report of Actions related to hearings dated **May 10, 2021, May 24, 2021, June 21, 2021, June 28, 2021, July 26, 2021, and August 16, 2021.**

Board Action

The Director’s Hearing decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person timely files a complete appeal application within 10 days from the date the action was taken at the Director’s Hearing.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

SUPPLEMENTAL:


Additional Fiscal Information

Each item’s fiscal information is detailed in the accompanying staff report package, which is available on the Riverside County’s Planning Department website here: <https://planning.rctlma.org/Public-Hearings>

ATTACHMENTS:

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

- A. DIRECTOR'S HEARING REPORT OF ACTIONS – MAY 10, 2021**
- B. DIRECTOR'S HEARING REPORT OF ACTIONS – MAY 24, 2021**
- C. DIRECTOR'S HEARING REPORT OF ACTIONS – JUNE 21, 2021**
- D. DIRECTOR'S HEARING REPORT OF ACTIONS – JUNE 28, 2021**
- E. DIRECTOR'S HEARING REPORT OF ACTIONS – JULY 26, 2021**
- F. DIRECTOR'S HEARING REPORT OF ACTIONS – AUGUST 16, 2021**



Jason Farin, Principal Management Analyst 10/19/2021



**DIRECTOR'S HEARING
REPORT OF ACTIONS
MAY 10, 2021**

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 WIRELESS NO. 190018 – REQUEST FOR APPLICATION WITHDRAWAL – Exempt from the California Environmental Quality Act (CEQA), pursuant to the State CEQA Guidelines Section 15303 (new construction or Conversion of Small Structures) – Applicant: Smartlink, LLC – Owner: Deborah Thompson – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Paso Lago Drive, easterly of Oaknoll Drive, southerly of Via Barranca, and westerly of Via Lago – 2.57 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST:** The proposed application is a request to withdraw the previously approved application for Plot Plan Wireless No. 190018. The proposed project was approved by the Hearing Officer at the October 26, 2020 Director's Hearing, which proposed a new 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720 sq. ft. lease area. In addition, the project would include the installation of 12 panel antennas, 36 Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six-foot-tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines, and pine trees. The proposed facility would be accessible from Via Barranca and will have one parking space. APN: 287-290-058. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

Staff Report Recommendation:

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

RESCIND the Approval of Plot Plan Wireless No. 190018, subject to the withdrawal request.

Staff's Recommendation:

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

RESCIND the Approval of Plot Plan Wireless No. 190018, subject to the withdrawal request.

Planning Director's Actions:

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

RESCINDED the Approval of Plot Plan Wireless No. 190018, subject to the withdrawal request.

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

NONE

5.0 PUBLIC COMMENTS:



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JUNE 21, 2021**

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 TENTATIVE PARCEL MAP NO. 37869 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Class 3, Minor Land Divisions) – Applicant: Daniel Jimenez – Engineer/Representative: Angel Cesar, P.E. – Third Supervisorial District – Homeland Area – Harvest Valley/Winchester Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) – 1 Acre Minimum – Location: Northerly Alicante Drive, easterly of Leon Road, westerly of Jamawag Drive, and southerly of Bench Road – 4.81 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** A proposal for a schedule “H” parcel map division to divide a 4.81 gross acre lot into two (2) lots measuring 3.65 gross acres and 1.17 gross acres. No other improvements are proposed. APN: 457-250-051. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

Staff Report Recommendation:

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

APPROVE Tentative Parcel Map No. 37869, subject to the conditions of approval.

Staff's Recommendation:

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

APPROVE Tentative Parcel Map No. 37869, subject to the conditions of approval.

Planning Director's Actions:

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

APPROVED Tentative Parcel Map No. 37869, subject to the conditions of approval.

3.2 PLOT PLAN NO. 200013 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – CEQ200057 – Applicant: The Planning Associates Group c/o Kim Caldwell – Engineer/Representative: The Planning Associates Group c/o Kim Caldwell – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Lakeland Village Policy Area – Location: Northerly of Vail Street, southerly of Turner Street, easterly of Brightman Avenue, and westerly of Grand Avenue – 5.92 Net Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 200013 is a proposal to for an outside pallet storage yard with existing structures/buildings on site. The project proposes 97 pallet stacked storage areas, which would hold approximately 71,142 pallets. The pallets will be stacked 12 to 20 feet high, with each stack not to exceed 400 sq. ft. Main trailer truck access into the project site is from Grand Avenue. Secondary access for emergency and/or automobiles for employees (non-trailer trucks) is provided on Turner Street. The project is conditioned for a 10-foot-high tubular-steel fencing along Grand Avenue (the property frontage) and a 10-foot-high decorative CMU wall along the project's westerly and southerly perimeter. The existing 24-foot wall will remain along the project's easterly perimeter. The project is conditioned to install mature landscaping along the property frontage, and along the westerly and southerly perimeter. The residential properties located south of the project site is zoned General Residential (R-3). The project includes an exception to the landscape requirement along the areas zoned R-3, from 10 feet of landscaping to 2 feet pursuant to Ordinance No. 348, Section 11.5 for the M-SC zone; which allows exceptions to development standard, if determined inappropriate and said modification will not be contrary to the public health and safety. The existing dwelling on the project site

Staff Report Recommendation:

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

APPROVE Plot Plan No. 200013, subject to the conditions of approval.

Staff's Recommendation:

CONTINUE to June 28, 2021.

Planning Director's Actions:

CONTINUED to June 28, 2021.

would remain and be used as a caretaker's unit. Other existing buildings and structures that will remain onsite, includes a 1,920 sq. ft. office modular, a 4,640 sq. ft. open shop structure and two (2) open canopies at 3,520 sq. ft. and 3,450 sq. ft. respectively. The project site would provide a trash enclosure and 24 parking spaces, including one (1) for disable person's and two (2) truck loading parking spaces near the office modular. The project will have a lifespan of five (5) years, or when the area's land use designation is changed to accommodate mixed use development (whichever comes last), pursuant to the Lakeland Village Policy Area. APN: 371-142-013. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

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

NONE

5.0 PUBLIC COMMENTS:



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JUNE 28, 2021**

1.0 CONSENT CALENDAR:

NONE

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

2.1 PLOT PLAN NO. 200013 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – CEQ200057 – Applicant: The Planning Associates Group c/o Kim Caldwell – Engineer/Representative: The Planning Associates Group c/o Kim Caldwell – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Lakeland Village Policy Area – Location: Northerly of Vail Street, southerly of Turner Street, easterly of Brightman Avenue, and westerly of Grand Avenue – 5.92 Net Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 200013 is a proposal to for an outside pallet storage yard with existing structures/buildings on site. The project proposes 97 pallet stacked storage areas, which would hold approximately 71,142 pallets. The pallets will be stacked 12 to 20 feet high, with each stack not to exceed 400 sq. ft. Main trailer truck access into the project site is from Grand Avenue. Secondary access for emergency and/or automobiles for employees (non-trailer trucks) is provided on Turner Street. The project is conditioned for a 10-foot-high tubular-steel fencing along Grand Avenue (the property frontage) and a 10-foot-high decorative CMU wall along the project's westerly and southerly perimeter. The existing 24-foot wall will remain along the project's easterly perimeter. The project is conditioned to install mature landscaping along the property frontage, and along the westerly and southerly perimeter. The residential properties located south of the project site is zoned General Residential (R-3). The project includes an exception to the landscape requirement along the areas zoned R-3, from 10 feet of landscaping to 2 feet pursuant to Ordinance No. 348, Section 11.5 for the M-SC zone; which allows exceptions to development standard, if determined inappropriate and said modification will not be contrary to the public health and safety. The existing dwelling on the project site would remain and be used as a caretaker's unit. Other existing buildings and structures that will remain onsite, includes a 1,920 sq. ft. office modular, a 4,640 sq. ft. open shop structure and two (2) open canopies at 3,520 sq. ft. and 3,450 sq. ft. respectively. The project site would provide a trash enclosure and 24 parking spaces, including one (1) for disable person's and two (2) truck loading parking spaces near the office modular. The project will have a lifespan of five (5) years, or when the area's land use designation is changed to accommodate mixed use development (whichever comes last), pursuant to the Lakeland Village Policy Area. APN: 371-142-013. Continued from June 21, 2021. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Staff Report Recommendation:

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

APPROVE Plot Plan No. 200013, subject to the conditions of approval.

Staff's Recommendation:

CONTINUE to July 26, 2021.

Planning Director's Actions:

CONTINUED to July 26, 2021

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

NONE

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

NONE

5.0 PUBLIC COMMENTS:



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JULY 26, 2021**

1.0 CONSENT CALENDAR:

NONE

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

2.1 PLOT PLAN NO. 200013 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – CEQ200057 – Applicant: The Planning Associates Group c/o Kim Caldwell – Engineer/Representative: The Planning Associates Group c/o Kim Caldwell – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Lakeland Village Policy Area – Location: Northerly of Vail Street, southerly of Turner Street, easterly of Brightman Avenue, and westerly of Grand Avenue – 5.92 Net Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 200013 is a proposal to for an outside pallet storage yard with existing structures/buildings on site. The project proposes 97 pallet stacked storage areas, which would hold approximately 71,142 pallets. The pallets will be stacked 12 to 20 feet high, with each stack not to exceed 400 sq. ft. Main trailer truck access into the project site is from Grand Avenue. Secondary access for emergency and/or automobiles for employees (non-trailer trucks) is provided on Turner Street. The project is conditioned for a 10-foot-high tubular-steel fencing along Grand Avenue (the property frontage) and a 10-foot-high decorative CMU wall along the project's westerly and southerly perimeter. The existing 24-foot wall will remain along the project's easterly perimeter. The project is conditioned to install mature landscaping along the property frontage, and along the westerly and southerly perimeter. The residential properties located south of the project site is zoned General Residential (R-3). The project includes an exception to the landscape requirement along the areas zoned R-3, from 10 feet of landscaping to 2 feet pursuant to Ordinance No. 348, Section 11.5 for the M-SC zone; which allows exceptions to development standard, if determined inappropriate and said modification will not be contrary to the public health and safety. The existing dwelling on the project site would remain and be used as a caretaker's unit. Other existing buildings and structures that will remain onsite, includes a 1,920 sq. ft. office modular, a 4,640 sq. ft. open shop structure and two (2) open canopies at 3,520 sq. ft. and 3,450 sq. ft. respectively. The project site would provide a trash enclosure and 24 parking spaces, including one (1) for disable person's and two (2) truck loading parking spaces near the office modular. The project will have a lifespan of five (5) years, or when the area's land use designation is changed to accommodate mixed use development (whichever comes last), pursuant to the Lakeland Village Policy Area. APN: 371-142-013. Continued from June 21, 2021 and June 28, 2021. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Staff Report Recommendation:
CONTINUE off calendar.

Staff's Recommendation:
CONTINUE off calendar.

Planning Director's Actions:
CONTINUED off calendar.

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

3.1 PLOT PLAN NO. 190024 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Gumaro J. Vasquez – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District –

Staff Report Recommendation:

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

APPROVE Plot Plan No. 190024, subject to the conditions of approval.

Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Valle Vista Way, westerly of Kellen Court, southerly of Hermosa Drive, and easterly of Cayuse Court – 1.29 Net Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 190024 is a proposal to convert an existing 3,050 sq. ft. two-story detached garage into a Class II Dog Kennel for up to 25 dogs in total, on 1.29 acres. Outside the detached kennel building the Class II Dog Kennel site includes a dog exercise and play area which is enclosed by an existing 6-foot-high vinyl fence. Food and water troughs provided inside the detached kennel building. The remainder of the project site contains a residential dwelling for the kennel owner and a 6-foot-high fenced in area for the residential pool. The project site perimeter is enclosed by either a 6-foot-high chain-link fence or vinyl fence. The proposed Class II kennel will not be open to the public. Customers purchase dogs online and delivery of the dogs are managed offsite. APN: 245-100-048. Project Planner: Tim Wheeler at (951) 955-6060 or email twheeler@rivco.org.

Staff's Recommendation:

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

APPROVE Plot Plan No. 190024, subject to the conditions of approval.

Planning Director's Actions:

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

APPROVED Plot Plan No. 190024, subject to the conditions of approval.

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

NONE

5.0 PUBLIC COMMENTS:



**DIRECTOR'S HEARING
REPORT OF ACTIONS
AUGUST 16, 2021**

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 TENTATIVE PARCEL MAP NO. 38229 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: Intersec Power c/o Amber Buric – Engineer/Representative Wallace Group – Fourth Supervisorial District – Palo Verde Valley – Chuckwalla Zoning Area – General Plan: Open Space (OS) – Agriculture (AG) – Zoning: Manufacturing- Medium (M-M) – Location: Northerly West Hobson Way, southerly of 10th Avenue, and westerly of Stephenson Boulevard – **REQUEST:** The Tentative Parcel Map is a proposal for a Schedule “J” subdivision of approximately 729.35 gross acres into two (2) parcels that are 30.88 gross acres and 698.47 gross acres, respectively. The Schedule “J” subdivision is for the division of land only. Future land uses on the project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses. APN's: 824-080-005, 821-110-004, 821-120-025, 821-120-026, 821-120-027, 821-120-029, 821-120-039, 821-110-004, and 821-120-038. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

Staff Report Recommendation:

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

APPROVE Tentative Parcel Map No. 38229, subject to the conditions of approval.

Staff's Recommendation:

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

APPROVE Tentative Parcel Man No. 38229, subject to the conditions of approval.

Planning Director's Actions:

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

APPROVED Tentative Parcel Map No. 38229, subject to the conditions of approval.

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

NONE

5.0 PUBLIC COMMENTS: