

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



ITEM: 1.3  
(ID # 18469)

MEETING DATE:

Tuesday, March 08, 2022

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. All Districts. [\$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 **September 27, 2021, December 6, 2021, December 13, 2021, January 10, 2022, and January 24, 2022**, as stated in the Report of Actions.

ACTION: Consent

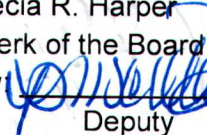
  
John Hildebrand, Planning Director 2/23/2022

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: March 8, 2022  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 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 on **September 27, 2021, December 6, 2021, December 13, 2021, January 10, 2022, and January 24, 2022.**

**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 – SEPTEMBER 27, 2021**
- B. DIRECTOR'S HEARING REPORT OF ACTIONS – DECEMBER 6, 2021**
- C. DIRECTOR'S HEARING REPORT OF ACTIONS – DECEMBER 13, 2021**
- D. DIRECTOR'S HEARING REPORT OF ACTIONS – JANUARY 10, 2022**
- E. DIRECTOR'S HEARING REPORT OF ACTIONS – JANUARY 24, 2022**

  
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Jason Farin, Principal Management Analyst      2/28/2022



## DIRECTOR'S HEARING REPORT OF ACTIONS SEPTEMBER 27, 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:

**NONE**

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

4.1 **SCOPING SESSION for ENVIRONMENTAL IMPACT REPORT for SPECIFIC PLAN NO. 380, AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 210004, CHANGE OF ZONE NO. 2100012, and TENTATIVE TRACT MAP NO. 38163** – Applicant: Jennifer O’Leary – Engineer/Representative: Joel Morse – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) – Community Development: Low Density Residential (CD-LDR) – Community Development: Medium Density Residential (CD-MDR) – Community Development: Mixed Use Area (CD- MUA) – Open Space: Conservation (OS-C) – Community Development: Very Low Density Residential (CD-VLDR) – Location: Northerly of Keller Road, easterly of Pourroy Road, southerly of Scott Road, and westerly of Winchester Road (State Highway 79) – 191.4 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST: Specific Plan No. 380 Amendment No. 1** (SP380A01) proposes to amend the Keller Crossing Specific Plan to modify the allocation, distribution, lot sizes and development standards of the land uses within the Specific Plan. Amendment No. 1 would establish 356 single family homes on 70 acres including 177 homes at the Medium Density Residential Designation and 179 homes at the Medium High Density Residential Designation. In addition, Amendment No. 1 would provide for 80 Age Qualified homes on 5.4 acres at a Very High-Density Residential Designation. Amendment No. 1 also includes a 6.5-acre park, 18-acres designated as Commercial Retail, 6.2 acres designated as Open Space-Water for use as a Water Quality Management Basin, and 12.9 acres designated Open Space – Conservation for Manufactured Slopes, Fuel Modification, and open space buffer. Finally, Amendment No. 1 would maintain the 61.1 acres designated as Open Space – Conservation Habitat, intended for preservation under the MSHCP. **General Plan Amendment No. 210004** (GPA210004) proposes to modify and reconfigure the adopted Land Use Designations of the Keller Crossing Specific Plan (SP380) and the Southwest Area Plan to provide for the development of 356 single-family homes, 80 Age Qualified homes, 18 acres of commercial land use, 6.5 acres of park space, and the preservation of 61.1 acres of habitat under the MSHCP. **Change of Zone No. 2100012** (CZ2100012) proposes to modify and reconfigure the Planning Areas Boundaries of the Specific Plan to provide for the proposed development. The Specific Plan Zoning Ordinance would be modified to accommodate the proposed development. The zoning classification of the Specific Plan will remain Specific Plan. **Tentative Tract Map No. 38163** (TTM38163) is a Schedule ‘A’ subdivision of approximately 191.4 acres into 356 residential lots and 32 non-residential lots. The minimum lot size will be 5,000 sq. ft. The Project will be development in two (2) phases. Phase 1 will include 195 residential lots and Phase 2 will include 161 residential lots. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**ITEM** Presented and opened for public comments. Public comments received at hearing for the Environmental Impact Report.

### 5.0 PUBLIC COMMENTS:



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – DECEMBER 6, 2021 Riverside County Administrative Center 4080 Lemon Street, Riverside, CA 92501 12<sup>th</sup> Floor Conference Room A

CALL TO ORDER: 1:30 p.m.

**1.0 CONSENT CALENDAR:**

- 1.1 ADOPTION OF THE 2022 DIRECTOR'S HEARING CALENDAR **Planning Director's Action:**  
**ADOPTED** the 2022 Director's Hearing Calendar.

**2.0 PUBLIC HEARINGS - CONTINUED ITEMS:**

NONE

**3.0 PUBLIC HEARINGS - NEW ITEM:**

- 3.1 **PLOT PLAN NO. 210024 – Intent to Adopt a Mitigated Negative Declaration** – CEQ210045 – Applicant: Elizabeth Collins – Engineer: George Muhlsten and David Thompson – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Agriculture: Agriculture (AG-AG) – Location: Northerly of 70<sup>th</sup> Avenue, southerly of 68<sup>th</sup> Avenue, easterly of Van Buren Street, and westerly of Lemon Blossom Lane – 299.0 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The project proposes the development of a full length 18-hole golf course to also include a 9-hole practice area, lemon/mango grove, a 40 space parking lot, a golf course irrigation reservoir and a detention basin. APNs: 751-250-001, 751-250-002, and 751-250-003. Project Planner: Manuel Baeza at (951) 955-9294 or email at [mbaeza@rivco.org](mailto:mbaeza@rivco.org).
- Staff Report Recommendation:**  
**CONTINUE** to December 13, 2021 at the desert office.
- Staff's Recommendation:**  
**CONTINUE** to December 13, 2021 at the desert office.
- Planning Director's Action:**  
**CONTINUED** to December 13, 2021.

**4.0 SCOPING SESSION:**

NONE

**5.0 PUBLIC COMMENTS:**

NONE

ADJOURNMENT: 1:31 p.m.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – DECEMBER 13, 2021 Riverside County Desert Permit Assistance Center 77-588 El Duna Court, Suite H Palm Desert, CA 92211

1.0 **CALL TO ORDER:** 1:33 p.m.

2.0 **CONSENT CALENDAR**

NONE

3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**

- 3.1 **PLOT PLAN NO. 210024 – Intent to Adopt a Mitigated Negative Declaration – CEQ210045** – Applicant: Elizabeth Collins – Engineer: George Mhlsten and David Thompson – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Agriculture: Agriculture (AG-AG) – Location: Northerly of 70<sup>th</sup> Avenue, southerly of 68<sup>th</sup> Avenue, easterly of Van Buren Street, and westerly of Lemon Blossom Lane – 299.0 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The project proposes the development of a full length 18-hole golf course to also include a 9-hole practice area, lemon/mango grove, a 40 space parking lot, a golf course irrigation reservoir and a detention basin. APNs: 751-250-001, 751-250-002, and 751-250-003. Project Planner: Manuel Baeza at (951) 955-9294 or email at [mbaeza@rivco.org](mailto:mbaeza@rivco.org).
- Staff Report Recommendation:**  
**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 210045 (CEQ210045); and,  
**APPROVE** Plot Plan No. 210024 (PPT210024), subject to the Advisory Notification Document and Conditions of Approval.
- Staff's Recommendation:**  
**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 210045 (CEQ210045); and,  
**APPROVE** Plot Plan No. 210024 (PPT210024), subject to the Advisory Notification Document and modified Conditions of Approval.
- Planning Director's Actions:**  
**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 210045 (CEQ210045); and,  
**APPROVED** Plot Plan No. 210024 (PPT210024), subject to the Advisory Notification Document and modified Conditions of Approval.

4.0 **PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 **PLOT PLAN WIRELESS NO. 190016 (PPW190016) and VARIANCE NO. 200002 (VAR200002) – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Smartlink/Alisha Strasheim (for AT&T) – Engineer/Representative: Smartlink/Alisha Strasheim (for AT&T) – Third Supervisorial District – Pinon Flats Zoning District – Western
- Staff Report Recommendation:**  
**ADOPT** a Negative Declaration for Environmental Assessment No. 190160 (CEQ190160); and,  
**APPROVE** Variance No. 200002 (VAR200002); and,

Coachella Valley Area Plan – Open Space: Conservation Habitat (OS-CH) – Location: Southeasterly of Pines To Palms Highway (State Route 74) and southerly of Carrizo Road – 62.80 Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1) – **REQUEST:** Plot Plan Wireless No. 190016 (PPW190016) is a proposal to construct a disguised wireless communication facility as a faux water tower. The faux water tower would be 70 feet high and consist of the following: (12) eight-foot panel antennas, (15) Remote Radio Units (RRUs), one (1) eight foot in diameter microwave dish antenna, and four (4) DC-9 surge protectors on the tower. On the ground would consist of the following: one (1) 8x8 equipment shelter with three (3) DC-12 outdoor units attached, one (1) utility H-frame with a Global Positioning System (GPS) antenna and telco/fiber cabinets, and one (1) 20kW 132-gallon diesel generator within a 1,000 sq. ft. lease area enclosed by an 8-foot-high chain-link fence with green vinyl slats and covered with faux vines. Variance No. 200002 (VAR200002) has been applied for to exceed the height limitation of 50 feet per the project site's residential zone and based on project site's topography allow a height of 70 feet. The height of the proposed wireless communication facility exceeds the maximum height limitation of the project's zoning classification. Due to the project site's mountainous terrain, the disguised wireless facility needs to be taller than the hills or mountains to allow for wireless coverage and connectivity. APN: 635-450-005. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

- 4.2 **PLOT PLAN WIRELESS NO. 210003 (PPW210003) – No New Environmental Documentation Is Required** – EA41168 – Owner/Applicant: ATC Tower Services – Representative: Plancom Inc./Jill Cleveland – Third Supervisorial District – San Jacinto Mountain Area – REMAP Area Plan – Agriculture: Agriculture (AG-AG) – Location: Northerly of Highway 74, easterly and southerly of McCall Park Road, and westerly of Highway 243 – 6.27 Acres – Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** Plot Plan Wireless No. 210003 is a proposal for the issuance of a new entitlement on an existing wireless telecommunication facility whose previous entitlement expired on December 8,

**APPROVE** Plot Plan Wireless No. 190016 (PPW190016), subject to the Advisory Notification Document and Conditions of Approval.

**Staff's Recommendation:**

**ADOPT** a Negative Declaration for Environmental Assessment No. 190160 (CEQ190160); and,

**APPROVE** Variance No. 200002 (VAR200002); and,

**APPROVE** Plot Plan Wireless No. 190016 (PPW190016), subject to the Advisory Notification Document and Conditions of Approval.

**Planning Director's Actions:**

**ADOPTED** a Negative Declaration for Environmental Assessment No. 190160 (CEQ190160); and,

**APPROVED** Variance No. 200002 (VAR200002); and,

**APPROVED** Plot Plan Wireless No. 190016 (PPW190016), subject to the Advisory Notification Document and Conditions of Approval.

**Staff Report Recommendation:**

**FIND** that No New Environmental Document is Required since all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Assessment No. 41168 and none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

**APPROVE** Plot Plan Wireless No. 210003 (PPW210003), subject to the Advisory Notification Document and Conditions of Approval.

**Staff's Recommendation:**

**FIND** that No New Environmental Document is Required since all potentially significant effects on the environment have been adequately analyzed in the previously certified

2019. The former entitlement, Plot Plan No. 22340, was approved as a 900 sq. ft. lease area to include a 55-foot-tall cell tower disguised as a mono-pine (height includes 5 feet of foliage), 18 panel antennas, one (1) parabolic antenna, an equipment shelter, a generator pad for a future generator, and two (2) GPS antennas. The lease area was to be surrounded by a six-foot-high decorative block wall and include a 12' x 40' access easement. The current proposal does not seek to alter the tower in any way, nor expand the size or intensity of the existing lease area. APN's: 557-070-039 and 557-070-040. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

Environmental Assessment No. 41168 and none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

**APPROVE** Plot Plan Wireless No. 210003 (PPW210003), subject to the Advisory Notification Document and Conditions of Approval.

**Planning Director's Actions:**

**FOUND** that No New Environmental Document is Required; and,

**APPROVED** Plot Plan Wireless No. 210003 (PPW210003), subject to the Advisory Notification Document and Conditions of Approval.

- 4.3 **PLOT PLAN NO. 210129 (PPT210129) – No Further Environmental Review is Required** – EA41623 - Owner/Applicant: Alms Underground Construction, Inc. Representatives: Tama Egan/Benjamin Egan - Fourth Supervisorial District – Manufacturing-Service Commercial (M-SC) Zoning - Location: Northerly of Watt Court, and easterly of Rio del Sol Road – **REQUEST:** Plot Plan No. 210129 proposes the construction of two (2) industrial buildings, each 4,080 sq. ft. in size on separate lots with site improvements. Both lots have a lot area of .53 acres. Building 1 will be located on APN 650-380-012, building 2 will be located on APN 650-380-011. Project Planner: Jason Allin at (951) 955-3107 or email at [jasallin@rivco.org](mailto:jasallin@rivco.org).

**Staff Report Recommendation:**

**FIND** that No New Environmental Documentation is Required because all potential environmental impacts have already been analyzed and mitigated to a level of non-significance pursuant to the previously adopted Mitigated Negative Declaration (EA 41623), and none of the conditions in State CEQA Guidelines Section 15162 are present.

**APPROVE** Plot Plan No. 210129 (PPT210129), subject to the Advisory Notification Document and Conditions of Approval.

**Staff's Recommendation:**

**FIND** that No New Environmental Documentation is Required because all potential environmental impacts have already been analyzed and mitigated to a level of non-significance pursuant to the previously adopted Mitigated Negative Declaration (EA 41623), and none of the conditions in State CEQA Guidelines Section 15162 are present.

**APPROVE** Plot Plan No. 210129 (PPT210129), subject to the Advisory Notification Document and Conditions of Approval.

**Planning Director's Actions:**

**FOUND** that No New Environmental Documentation is Required; and,

**APPROVED** Plot Plan No. 210129 (PPT210129), subject to the Advisory Notification Document and Conditions of Approval.



4.4 **PLOT PLAN WIRELESS NO. 200011 (PPW200011) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Smartlink LLC C/O Alisha Strasheim – Engineer/Representative: CASA Industries – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Mountainous (10 acre minimum lot size) (RM) - Very Low Density Residential (1 acre minimum lot size) (RC-VLDR) – Southerly of Summer Springs Way, and westerly of Highview Court – 3.19 Acres – Residential Agricultural – 1 Acre Minimum (R-A-1) – **REQUEST:** Plot Plan Wireless No. 200011 is a proposal for a new 50-foot tall AT&T wireless communication facility disguised as a eucalyptus tree within a 520 sq. ft. equipment enclosure. The tower mounted equipment at 41 RAD center line includes nine (9) 8’ panel antennas, thirty-six (36) LTE RRUS at antenna level, one (1) 2’ microwave antenna, (1) DC-9 surge suppressor. Ground mounted equipment includes one (1) Delta “walk up cabinet,” one (1) 20Kw Generac diesel generator, one (1) GPS antenna, and utility cabinets. APN: 140-020-004. Project Planner: Jason Allin at (951) 955-3107 or email at [jasallin@rivco.org](mailto:jasallin@rivco.org).

**Staff Report Recommendation:**

**FIND** the project is exempt from the California Environmental Quality Act (CEQA); and,

**APPROVE** Plot Plan No. 200011 (PPW200011), subject to the Advisory Notification Document and Conditions of Approval.

**Staff’s Recommendation:**

**FIND** the project is exempt from the California Environmental Quality Act (CEQA); and,

**APPROVE** Plot Plan No. 200011 (PPW200011), subject to the Advisory Notification Document and Conditions of Approval.

**Planning Director’s Actions:**

**FOUND** the project is exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Plot Plan No. 200011 (PPW200011), subject to the Advisory Notification Document and Conditions of Approval.

5.0 **SCOPING SESSION**

NONE

6.0 **PUBLIC COMMENTS**

NONE

**ADJOURNMENT:** 2:38 p.m.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – JANUARY 10, 2022 COUNTY ADMINISTRATIVE CENTER 12<sup>TH</sup> Floor, Conference Room A 4080 Lemon Street, Riverside, CA 92501

**CALL TO ORDER:** 1:30 P.M.

**1.0 CONSENT CALENDAR:**

NONE

**2.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

NONE

**3.0 PUBLIC HEARINGS - NEW ITEMS:**

- 3.1 **PLOT PLAN NO. 190033 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190138 - Applicant: Brad Rechtfertig – Engineer/Representative: The Stevens Group – Third Supervisorial District – Idyllwild Zoning District – Riverside Extended Mountain Area Plan – Village Tourist Policy Area - Community Development: Commercial Retail (CD-CR) - Community Development Medium Density Residential (CD-MDR) – 0.76 Acres – Zoning: Scenic Highway Commercial (C-P-S) - Village Tourist Residential (R-3A) – Location: Northwesterly of Fir Street and North Circle Drive, Idyllwild, CA - **REQUEST:** A Plot Plan to construct a three (3) story, 3,556 sq. ft., 12-room resort hotel, 664 sq. ft. detached innkeepers residence, guest swimming pool, and parking lot with associated driveway and paths. An elevator will be included and will be a LULA (limited use, limited access, ADA compliant). The project is expected to have three (3) employees – APN: 563-264-012. Project Planner: Brett Dawson at (951) 955-0972 or via email at: [bdawson@rivco.org](mailto:bdawson@rivco.org).

**Staff Report Recommendation:**

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190138, and,

**APPROVE** Plot Plan No. 190033, subject to the Advisory Notification Document and Conditions of Approval.

**Staff's Recommendation:**

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190138, and,

**APPROVE** Plot Plan No. 190033, subject to the Advisory Notification Document and Conditions of Approval.

**Planning Director's Actions:**

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190138, and,

**APPROVED** Plot Plan No. 190033, subject to the Advisory Notification Document and Conditions of Approval.

**4.0 SCOPING SESSION:**

NONE

**5.0 PUBLIC COMMENTS:**

NONE

**ADJOURNMENT:** 1:47 p.m.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – JANUARY 24, 2022 COUNTY ADMINISTRATIVE CENTER 12<sup>TH</sup> FLOOR, CONFERENCE ROOM A 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:31 p.m.

### 1.0 CONSENT CALENDAR

NONE

### 2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

### 3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **PLOT PLAN No. 200010 (PPT200010) – Intent to Adopt a Negative Declaration** - CEQA200048 – Applicant: Scott Yorkison – Engineer: Joseph Cross – Second Supervisorial District- El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development – Light Industrial (LI) (0.25 - 0.60 FAR) – Location: northerly of Cajalco Road and easterly of Temescal Canyon Road – 1.88 Acres Minimum – Zoning: Manufacturing Service Commercial (M-SC). **REQUEST: PLOT PLAN NO. 200010** is a proposed development consisting of mixed uses including a proposed 6,000 sq. ft., two-story commercial building for office and mini warehousing; a 5,215 sq. ft. car wash (Tommy's Carwash); a 729 sq. ft. drive-in restaurant (Wienerschnitzel Heritage); related landscaping, two (2) bioretention basins, and site improvements. APN 279-530-031. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

#### Staff Report Recommendation:

**ADOPT** a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ200048, based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** Plot Plan No. 200010 (PPT200010), subject to the Advisory Notification Document and Conditions of Approval.

#### Staff Recommendation:

**ADOPT** a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ200048, based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** Plot Plan No. 200010 (PPT200010), subject to the Advisory Notification Document and modified Conditions of Approval.

#### Planning Director's Actions:

**ADOPTED** a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ200048, based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED** Plot Plan No. 200010 (PPT200010), subject to the Advisory Notification Document and modified Conditions of Approval.

- 3.2 **PLOT PLAN NO. 200013 – Exempt from CEQA pursuant to State CEQA Guidelines Section (15301 - Existing Facilities)** – 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 for an outside wooden pallet storage yard with existing structures on site. The project proposes 114 pallet stacked storage areas, which would hold approximately 100,420 pallets. Main trailer truck access into the project site is from Grand Avenue. Secondary access for emergency vehicles or employee automobiles is provided on Turner Street. The project would provide 10-foot-high tubular-steel fencing along Grand Avenue and a 10-foot-high CMU wall along the project's westerly and southerly perimeter. The project would install landscaping, a trash enclosure, and 24 parking spaces. The existing structures on site include three open canopy structures, an open shop structure, an office modular, and a caretaker's dwelling will remain. The residential properties located south of the project site are 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 two (2) feet pursuant to Ordinance No. 348, Section 11.5 for the M-SC zone, which allows exceptions to development standard, if determined appropriate and said modification will not be contrary to the public health and safety. – APN: 371-142-013. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Staff Report Recommendation:**

**FIND** that the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities); and,

**APPROVE** Plot Plan No. 200013, subject to the Advisory Notification Document and Conditions of Approval.

**Staff Recommendation:**

**FIND** that the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities); and,

**APPROVE** Plot Plan No. 200013, subject to the Advisory Notification Document and modified Conditions of Approval.

**Planning Director's Actions:**

**FOUND** that the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities); and,

**APPROVED** Plot Plan No. 200013, subject to the Advisory Notification Document and modified Conditions of Approval.

- 3.3 **PLOT PLAN WIRELESS NO. 210001 (PPW210001)** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: ATC Tower Services – Engineer: ATC Tower Services – Representative: Jill Cleveland – Third Supervisorial District – Area Plan: Aguanga Area – Open Space Recreation: (OS-R) – Location: northerly of Highway 79, westerly of Cahuilla Road - 120 Gross Acres – Zoning: Rural Residential (R-R). **REQUEST:** **PLOT PLAN WIRELESS NO. 210001** is a proposal for the issuance of a new entitlement on an existing wireless telecommunication facility whose previous entitlement expired on March 24, 2018. The former entitlement, Plot Plan No. 22184, was approved as an 875 sq. ft. lease area to include a 54-foot-tall cell tower disguised as a mono-pine [height includes four (4) feet of foliage], an existing Verizon RAD center, an equipment shelter, and an existing generator. The lease area was to be surrounded by a six-foot-high wrought iron fence. The current proposal does not seek to alter the tower in any way nor expand the size or intensity of the existing lease area. APN(s): 583-160-001. Related Case: PP#22184. Project Planner: Jason Allin at (951) 955-3107 or email at [jasallin@rivco.org](mailto:jasallin@rivco.org).

**Staff Report Recommendation:**

**FIND** that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED since all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL ASSESSMENT NO. 41076, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

**APPROVE** Plot Plan No. 210001 (PPW210001) subject to the Advisory Notification Document and Conditions of Approval

**Staff Recommendation:**

**FIND** that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED since all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL ASSESSMENT NO. 41076, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

**APPROVE** Plot Plan No. 210001 (PPW210001) subject to the Advisory Notification Document and Conditions of Approval.

**Planning Director's Actions:**

**FOUND** that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED since all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL ASSESSMENT NO. 41076, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

**APPROVED** Plot Plan No. 210001 (PPW210001) subject to the Advisory Notification Document and Conditions of Approval.

3.4 **PLOT PLAN WIRELESS NO. 210002 (PPW210002)** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: ATC Tower Services – Engineer/Representative: Jill Cleveland – Fourth Supervisorial District – Sky Valley Zoning District – Western Coachella Area Plan: Rural Community: High Density Residential (HDR). Location: northerly of 21st Ave., easterly of Henry Rd., southerly of 20th Ave., westerly of Longvue Rd. – 0.03 Gross Acres – Zoning: Mobile Home Subdivision and Mobile Home Parks – (R-T). **REQUEST: PLOT PLAN WIRELESS NO. 210002** is a proposal for the issuance of a new entitlement on an existing wireless telecommunication facility whose previous entitlement expired on October 26, 2019. The former entitlement, Plot Plan No. 23328, was approved as a 1,225 sq. ft. lease area to include a 55-foot-tall cell tower disguised as a mono-pine [height includes three (3) feet of foliage], a RAD center, an equipment shelter, a concrete pad, and a generator. The lease area is surrounded by a six-foot-high CMU wall and includes an access easement. The current proposal seeks to reinstate this entitlement as approved; it does not seek to alter the tower, nor expand the size or intensity of the existing lease area. APN: 647-080-043. Related Case: PP#23328. Project Planner: Jason Allin at (951) 955-3107 or email at [jasallin@rivco.org](mailto:jasallin@rivco.org).

**Staff Report Recommendation:**

**FIND** that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED since all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL ASSESSMENT NO. 41900, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

**APPROVE** Plot Plan Wireless No. 210002 (PPW210002) subject to the Advisory Notification Document and Conditions of Approval.

**Staff Recommendation:**

**FIND** that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED since all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL ASSESSMENT NO. 41900, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

**APPROVE** Plot Plan Wireless No. 210002 (PPW210002) subject to the Advisory Notification Document and modified Conditions of Approval.

**Planning Director's Actions:**

**FOUND** that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED since all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL ASSESSMENT NO. 41900, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

**APPROVED** Plot Plan Wireless No. 210002 (PPW210002) subject to the Advisory Notification Document and modified Conditions of Approval.

- 3.5 **PLOT PLAN WIRELESS NO. 210106 (PPW210106)** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 – Applicant: Alisha Strasheim/Smartlink – Engineer/Representative: Julius Santiago – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S). **REQUEST: PLOT PLAN WIRELESS NO. 210106** is a proposal to construct a new unmanned wireless telecommunication facility concealed as a signage monument tower/monolith. The tower is proposed to be 70 ft. tall with 12 panel antennas, 15 LTE RRUS, one (1) 2 ft. MW antenna, four (4) DC-9 surge suppressors, one (1) DC power plant, two (2) FIF racks, and one (1) GPS antenna, all concealed within the tower. At the base of the tower will be ground equipment including utility cabinets, telco board, two (2) A/C units, and one (1) 30KW generic diesel generator, all concealed by an 8 ft. CMU wall. APN: 519-110-044. Related project: VAR210102. Project Planner: Jason Allin at (951) 955-3107 or email at [jasallin@rivco.org](mailto:jasallin@rivco.org).
- Staff Report Recommendation:**  
**CONTINUE** this item off calendar.
- Staff Recommendation:**  
**CONTINUE** this item off calendar.
- Planning Director's Actions:**  
**CONTINUED** Plot Plan Wireless No. 210106 (PPW210106) the item off-calendar to a date uncertain. When a date is determined, the project will be re-noticed to the public.
- 3.6 **TENTATIVE PARCEL MAP NO. 37749 (TPM37749) – No New Environmental Documentation is Required - EA42549** – Applicant: Gregory P. Lansing - Third Supervisorial District – Homeland Zoning Area – Harvest Valley / Winchester Area Plan: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: northerly of Stetson, easterly of Winchester Road, southerly of Highway 74, westerly of Highway 79 – 156.95 Acres – Zoning: Planned Residential – (R-4). **REQUEST: TENTATIVE PARCEL MAP NO. 37749** is a Schedule “J” Finance Map for a subdivision of approximately 157 gross acres into 14 parcels ranging in size from a minimum of 6.98 acres to 14.24 acres – APN: 458-250-012 & 013. Project Planner: Jason Allin at (951) 955-3107 or email at [jasallin@rivco.org](mailto:jasallin@rivco.org).
- Staff Report Recommendation:**  
**FIND** that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously adopted MITIGATED NEGATIVE DECLARATION for Environmental Assessment No. 42549 for Tentative Tract Map No. 36504 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist; and
- APPROVE** Tentative Parcel Map No. 37749, subject to the Advisory Notification Document and Conditions of Approval.
- Staff Recommendation:**  
**FIND** that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously adopted MITIGATED NEGATIVE DECLARATION for Environmental Assessment No. 42549 for Tentative Tract Map No. 36504

pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist; and

**APPROVE** Tentative Parcel Map No. 37749, subject to the Advisory Notification Document and Conditions of Approval.

**Planning Director's Actions:**

**FOUND** that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously adopted MITIGATED NEGATIVE DECLARATION for Environmental Assessment No. 42549 for Tentative Tract Map No. 36504 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist; and

**APPROVED** Tentative Parcel Map No. 37749, subject to the Advisory Notification Document and Conditions of Approval.

4.0 **SCOPING SESSION**

NONE

5.0 **PUBLIC COMMENTS**

NONE

**ADJOURNMENT:** 2:04 p.m.