

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



ITEM: 1.4
(ID # 20624)

MEETING DATE:

Tuesday, November 29, 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. Districts 1, 3, 4, and 5. [\$0]

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

RECEIVE and FILE the Director's Hearing Notice of Decision for the Director's Hearing cases acted on by the Planning Director on **February 28, 2022, March 7, 2022, April 18, 2022, 2022, June 20, 2022, July 11, 2022, July 25, 2022, September 26, 2022, October 17, 2022, and October 24, 2022**, as stated in the Report of Actions.

ACTION:Consent

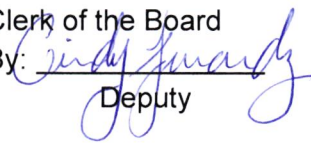

John Hildebrand, Planning Director 11/15/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Hewitt, and Perez
Nays: None
Absent: None
Date: November 29, 2022
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 **February 28, 2022, March 7, 2022, April 18, 2022, 2022, June 20, 2022, July 11, 2022, July 25, 2022, September 26, 2022, October 17, 2022, and October 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 – FEBRUARY 28, 2022
- B. DIRECTOR'S HEARING REPORT OF ACTIONS – MARCH 7, 2022
- C. DIRECTOR'S HEARING REPORT OF ACTIONS – APRIL 18, 2022
- D. DIRECTOR'S HEARING REPORT OF ACTIONS – JUNE 20, 2022
- E. DIRECTOR'S HEARING REPORT OF ACTIONS – JULY 11, 2022
- F. DIRECTOR'S HEARING REPORT OF ACTIONS – JULY 25, 2022
- G. DIRECTOR'S HEARING REPORT OF ACTIONS – SEPTEMBER 26, 2022
- H. DIRECTOR'S HEARING REPORT OF ACTIONS – OCTOBER 17, 2022
- I. DIRECTOR'S HEARING REPORT OF ACTIONS – OCTOBER 24, 2022



Jason Farin, Principal Management Analyst 11/22/2022



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – FEBRUARY 28, 2022 COUNTY ADMINISTRATIVE CENTER 12TH 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:

2.1 **PLOT PLAN WIRELESS NO. 210106 (PPW210106) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Structures) – 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). Location: north of Seminole Drive, east of Malki Road, south of Martin Road, and west of Millard Pass. **REQUEST: PLOT PLAN WIRELESS NO. 210106** is a request for the construction, operation, and maintenance of a new unmanned wireless telecommunication facility concealed as a signage monument tower/monolith. The tower is proposed to be 70 ft. tall with twelve (12) panel antennas, fifteen (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 diesel generator, all concealed by an 8 ft. CMU wall. APN: 519-110-044. Project Planner: Jason Allin at (951) 955-3107, or email at jasallin@rivco.org. This is a continued item from the January 24, 2022 Director's Hearing meeting.

Staff Report Recommendation:

FIND that the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE Plot Plan No. 210106 (PPW210106) and allow the wireless facility to be 70 feet tall, 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 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE Plot Plan No. 210106 (PPW210106) and allow the wireless facility to be 70 feet tall, subject to the Advisory Notification Document and 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 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVED Plot Plan No. 210106 (PPW210106) and allow the wireless facility to be 70 feet tall, subject to the Advisory Notification Document and Conditions of Approval.

3.0 PUBLIC HEARINGS – NEW ITEMS:

NONE

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

NONE

ADJOURNMENT: 1:36 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – MARCH 7, 2022 COUNTY ADMINISTRATIVE CENTER 12TH FLOOR, CONFERENCE ROOM A 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:33 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. 210137 (PPT210137) – No New Environmental Documentation is Required** – Applicant: Seppi Esfandi – Engineer/Representative: Benjamin Egan, Egan Civil Inc. – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Area Plan: Community Development: Light Industrial (LI) – Location: north of Watt Court, east of Rio del Sol Road, and south of 30th Avenue, and west of Robert Road – Lot 1/Parcel 1 is 0.65 Gross Acres and Lot 2/Parcel 2 is 0.60 Gross Acres, both totaling 1.25 Gross Acres – Zoning: Manufacture Service Commercial – (M-SC). **REQUEST: PLOT PLAN NO. 210137** proposes two (2) industrial buildings on two (2) separate lots. Both buildings will be two (2) stories and each lot will hold its own building. Building 1, Lot 1 will consist of a first floor office area of 1,000 sq. ft., a second floor office area consisting of 1,000 sq. ft., and a 5,370 sq. ft. warehouse, for a total of 7,370 sq. ft. Building 2, Lot 2 will consist of a first floor office area of 1,000 sq. ft., a second floor office area consisting of 1,000 sq. ft., and a 4,680 sq. ft. warehouse, for a total of 6,680 sq. ft. APN(s): Building 1 will be located on APN 650-380-001; Building 2 will be located on APN 650-380-002. Project Planner: Jason Allin at (951) 955-3107, or email at 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. 210137, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Staff 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. 210137, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Planning Director's Actions:

FOUND 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.

APPROVED Plot Plan No. 210137, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

NONE

ADJOURNMENT: 1:39 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – APRIL 18, 2022 COUNTY ADMINISTRATIVE CENTER 12TH FLOOR, CONFERENCE ROOM A 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:32 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. 210130 – Intent to Adopt a Mitigated Negative Declaration – CEQ210203** – Applicant: Neal Holdridge – Engineer: EPD Solutions, Norah Jaffan – First Supervisorial District – March Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD: LI) – Location: north of Old Oleander Avenue, south of Harley Knox Boulevard, east of Decker Road, and west of Harvill Avenue – 15.2 gross acres – Zoning: Manufacturing – Medium (M-M) and Industrial Park (I-P) – **REQUEST:** Plot Plan No. 210130 proposes the construction of a 239,308 square foot high-cube speculative industrial building including 13,924 square feet of ancillary office uses. The building will include 31 dock doors on the southern side of the warehouse building and a detention basin on the eastern edge of the project site. A total of 176 parking stalls will be provided. Access to the truck court will be gated. Access will be provided from three (3) new driveways. One driveway is located off Harley Knox Boulevard and two driveways are proposed off Rowland Lane. The Harley Knox Boulevard driveway will allow ingress and egress for both trucks and passenger vehicles. The westerly driveway on Rowland Lane will allow ingress and egress for passenger vehicles only and the easterly driveway on Rowland Lane will allow ingress

Staff Report Recommendation:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ210203**, 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. 210130, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

Staff Recommendation:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ210203**, 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. 210130, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

and egress for both trucks and passenger vehicles. APNs: 295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Director's Actions:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ210203**, 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. 210130, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

- 3.2 **PLOT PLAN WIRELESS NO. 210108 - Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction) - Applicant: Alisha Strasheim - Engineer/Representative: Frank Valle - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Low Density Residential (LDR) - Location: east of Anza Road, south of Anza Road, west of Swarthout Lane - Zoning: Rural Residential (RR) - **REQUEST:** This is a proposal to install a new unmanned wireless telecommunication facility disguised as a eucalyptus tree. The tower is proposed to be 50' tall with 12 panel antennas mounted on the tower. At the base of the tower, concealed from view, will be a backup emergency diesel generator and all ground equipment. APN: 917-380-014. Project Planner: Calora Boyd at (951) 955-6035 or email at cboyd@rivco.org.

Staff Report Recommendation:

FIND that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction) based on the findings and conclusions in the staff report; and,

APPROVE PLOT PLAN NO. 210108, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

Staff Recommendation:

FIND that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction) based on the findings and conclusions in the staff report; and,

APPROVE PLOT PLAN NO. 210108, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Planning Director's Actions:

FOUND that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction) based on the findings and conclusions in the staff report; and,

APPROVED PLOT PLAN NO. 210108, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions in the staff report.

4.0 **SCOPING SESSION**

NONE

5.0 **PUBLIC COMMENTS**

NONE

ADJOURNMENT: 2:22 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – JUNE 20, 2022 COUNTY ADMINISTRATIVE CENTER 12TH 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 WIRELESS NO. 210109** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction) — Applicant: Alisha Strasheim – Engineer/Representative: Cellsite Concepts – Fifth Supervisorial District – Nuevo Zoning District – Low Density Residential (LDR) – Location: north of Orange Ave., east of the City of Perris, south of Water Ave., west of Evans Rd. - Zoning: Rural Residential (RR) - **REQUEST: PLOT PLAN WIRELESS NO. 210109** is a proposal to install a new unmanned wireless telecommunication facility disguised as a 50-foot faux eucalyptus tree. The facility will include an 8-foot height wrought iron fence enclosure housing a CWIC shelter and a 20KW AC generator with a 140-gallon fuel tank. On the tower will be eight (8) panel antennas, forty-eight (48) remote radio units, six (6) DC9 surge suppressors, and one (1) GPS antenna. APN: 300-120-006. Project Planner: Calora Boyd at (951) 955 6035, or e-mail at cboyd@rivco.org.

Staff Report Recommendation:

FIND that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction) based on the findings and conclusions in the staff report; and, **APPROVE Plot Plan No. 210109**, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Staff Recommendation:

FIND that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction) based on the findings and conclusions in the staff report; and, **APPROVE Plot Plan No. 210109**, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Planning Director's Actions:

FOUND that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction) based on the findings and conclusions in the staff report; and, **APPROVED Plot Plan No. 210109**, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.0 SCOPING SESSION

4.1 SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT (EIR) FOR PLOT PLAN NO. 220002 – Applicant: Peter Schafer – Engineer: EPD Solutions c/o Michael Brown – First Supervisorial District – North Perris Area Zoning District – Mead Valley Area Plan – Community Development: Business Park (CD:BP) – Location: east of Tobacco Rd., west of Harvill Ave., south of Water St., and north of Orange Ave. – 20.57 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC). **REQUEST: PLOT PLAN NO. 220002** is a request for the construction of a 424,823 sq. ft. industrial warehouse building, with 10,000 square feet of office space for a total of 434,823 square feet. Fifty-four (54) dock doors will be installed along the eastern portion of the building. A total of 254 parking spaces will be provided. In addition, sixty-six (66) truck trailer parking spaces will be provided. APNs 317-270-006, 317-270-010, 317-270-015, 317-270-016. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573, or email at pnanthav@rivco.org.

Staff Report Recommendation:
RECEIVE public comments.

Staff Recommendation:
RECEIVE public comments.

Planning Director's Actions:
RECEIVED public comments.

5.0 PUBLIC COMMENTS

NONE

ADJOURNMENT: 1:47 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – JULY 11, 2022 COUNTY ADMINISTRATIVE CENTER 12TH 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. 220014 – Intent to Consider an Addendum to an Adopted Mitigated Negative Declaration** – (CEQ200006) – Applicant: Peter Schafer, IPT Riverside Logistics Center, LLC. – Engineer/Representative: Orbis Real Estate Partners, Jason Huber – First Supervisorial District – North Perris Area – Mead Valley Area Plan: Community Development: Business Park (CD:BP) – Location: north of Placentia Avenue, west of Harvill Avenue, south of Rider Street, east of Patterson Avenue – 11.28 Gross Acres – Existing Zoning: Manufacturing Service Commercial (M-SC). **REQUEST: PLOT PLAN NO. 220014 (PPT220014)** is a proposal to remove the approved construction of a 255,685 sq. ft. concrete tilt-up industrial building to create additional trailer parking stalls that can be utilized by the industrial building to the west (currently under construction) or as a stand-alone trailer yard. APNs: 317-240-017, 317-240-019, 317-240-020, 317-240-021, 317-240-028, 317-240-029, 317-240-039, 317-240-041. Previous Case: PPT200002. – Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Staff Report Recommendation:

CONSIDER an Addendum to the Adopted Mitigated Negative Declaration for Environmental Assessment No. CEQ200006 adopted on September 29, 2020 based on the findings and conclusions provided in the Initial Study/Addendum that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines Section 15162 exists; and, **APPROVE PLOT PLAN NO. 220014**, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Staff Recommendation:

CONSIDER an Addendum to the Adopted Mitigated Negative Declaration for Environmental Assessment No. CEQ200006 adopted on September 29, 2020 based on the findings and conclusions provided in the Initial Study/Addendum that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines Section 15162 exists; and, **APPROVE PLOT PLAN NO. 220014**, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Planning Director's Actions:

CONSIDERED an Addendum to the Adopted Mitigated Negative Declaration for Environmental Assessment No. CEQ200006 adopted on September 29, 2020 based on the findings and conclusions provided in the Initial Study/Addendum that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines Section 15162 exists; and, **APPROVED PLOT PLAN NO. 220014**, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

NONE

ADJOURNMENT: 1:42 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – JULY 25, 2022
COUNTY ADMINISTRATIVE CENTER
12TH 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 **TENTATIVE PARCEL MAP NO. 37759 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense) — Applicant: David Delosevic – Engineer: Ray R. Zeqollari – First Supervisorial District – Cleveland Area – Elsinore Area Plan – Open Space: Rural (OS:RUR) (20-Acre Minimum) – 48 Acres – Zoning: Rural Residential (R-R) – Location: south of Boundary Road, west of Indian Potrero Truck Trail. **REQUEST: TENTATIVE PARCEL MAP NO. 37759** is a Schedule "I" Tentative Parcel Map subdivision of a 48-acre parcel into two (2) parcels. Parcel No. 1 is proposed 28 acres and Parcel No. 2 is proposed 20 acres. No improvements are proposed to the properties. APN: 901-020-028. Project Planner: Jason Allin at (951) 955-3107 or email JasAllin@rivco.org.

Staff Report Recommendation:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b) (3) (Common Sense Exemption) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37634, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Planning Director's Actions:

FOUND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b) (3) (Common Sense Exemption) based on the findings and conclusions in the staff report; and,

APPROVED TENTATIVE PARCEL MAP NO. 37634, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.0 **SCOPING SESSION**

NONE

5.0 **PUBLIC COMMENTS**

NONE

ADJOURNMENT: 1:35 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – SEPTEMBER 26, 2022
COUNTY ADMINISTRATIVE CENTER
12th 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:

PLOT PLAN WIRELESS NO. 210110 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Alisha Strasheim (Smartlink) – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Community Development: Commercial Retail – Location: north of Van Buren Blvd., east of King Ave., south of Palomino Pl., west of Washington St. – Gross Acreage: 0.89 Acres – Zoning: Scenic Highway Commercial (C-P-S). **REQUEST: PLOT PLAN WIRELESS NO. 210110** is a proposal to construct an unmanned disguised wireless AT&T telecommunications facility, including a 70-foot-tall eucalyptus with panel antennas, an equipment shelter, a generator, a fuel tank, and a 10-foot-tall CMU perimeter wall. APN: 273-141-006. Address: 16822 Van Buren Blvd., Riverside, CA 92504. Continued from August 29, 2022. Project Planner: Calora Boyd at (951) 955-6035 or email at cboyd@rivco.org. Staff Recommendation – Continuance off calendar.

Staff Report Recommendation:
CONTINUANCE off calendar.

Staff's Recommendation:
CONTINUANCE off calendar.

Planning Director's Actions:
CONTINUED off calendar.

3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 **PLOT PLAN NO. 210021 – Intent to Adopt a Mitigated Negative Declaration – CEQ210034** – Applicant: Michael Johnson – Engineer: Sagecrest Planning, c/o Christine Saunders – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Business Park (CD:BP) – Location: north of Orange Ave., south of Water Ave., east of Tobacco Rd., west of Harvill Ave. – 7.75 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC). **REQUEST: PLOT PLAN NO. 210021** proposes the operation of a trailer storage maintenance facility for 167 trailers. The 16,200 sq. ft. truck maintenance building will include 1,200 square feet of office space on the first floor and 1,200 square feet of office space on the second floor. The maintenance building is proposed as a metal-sided building and will be approximately 27' 6" in height. Thirty-eight (38) parking spaces will be provided. APNs: 317-270-013 and 305-090-049. Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Staff Report Recommendation:
ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ210034; and,

APPROVE Plot Plan No. 210021, subject to conditions of approval.

Staff's Recommendation:
ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ210034; and,

APPROVE Plot Plan No. 210021, subject to conditions of approval.

Planning Director's Actions:
CONTINUED to October 24, 2022.

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:55 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – OCTOBER 17, 2022 COUNTY ADMINISTRATIVE CENTER 12th 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 **TENTATIVE PARCEL MAP NO. 38418 (TPM38418) – Exempt from the California Environmental Quality Act (CEQA), per State CEQA Guidelines Section 15061(b)(3) (Common Sense) – Applicant: MPLC JBJ Ranch – Engineer/Representative: Jason Keller – First Supervisorial District – Alberhill Area – Elsinore Area Plan - Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Bosley Lane, easterly of Dublin Place, and westerly of Edgebrook Drive - 160 Gross Acres - Zoning: Planned Residential (R-4) - Open Area Combining Zone-Residential Developments (R-5) - **REQUEST:** Schedule "J" - Finance and Conveyance - subdivision of one (1) parcel totaling 160 acres into seven (7) parcels ranging from 9.3 acres to 49.2 acres. Note: The development of housing for this project has been approved and conditioned in 2007 through Tract Map No. 31818. APN: 393-310-005. Project Planner: Rene Aguilar at (951) 955-9128 or email at RenAguil@rivco.org.**

Staff Report Recommendation:

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

APPROVE Tentative Parcel Map No. 38418, subject to conditions of approval.

Staff's Recommendation:

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

APPROVE Tentative Parcel Map No. 38418, subject to conditions of approval.

Planning Director's Actions:

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

APPROVED Tentative Parcel Map No. 38418, subject to conditions of approval.

3.2 **PLOT PLAN NO. 24690, Revised Permit No. 4 – No New Environmental Documentation is Required – Applicant: JTM Land Company, LLC – Engineer/Representative: Albert A. Webb Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street, in Thermal, CA – 139 Acres – Zoning: Specific Plan (S-P) – **REQUEST:** Plot Plan No. 24690, Revised Permit No. 4 proposes an additional 6,000 sq. ft., single story trackside garage to be located in the Paddock Area to the west of the Main Parking lot and the Motorsports Village complex. APN: 759-180-013. Project Planner: Scott Nesper at (760) 863-7050 or email at snesper@rivco.org.**

Staff Report Recommendation:

FIND No New Environmental Documentation is Required; and,

APPROVE Plot Plan No. 24690 Revision No. 4, subject to conditions of approval.

Staff's Recommendation:

FIND No New Environmental Documentation is Required; and,

APPROVE Plot Plan No. 24690 Revision No. 4, subject to conditions of approval.

Planning Director's Actions:

FOUND No New Environmental Documentation is Required; and,

APPROVED Plot Plan No. 24690 Revision No. 4, subject to conditions of approval.

4.0 SCOPING SESSION
NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:41 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – OCTOBER 24, 2022
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1.0 CONSENT CALENDAR

1.1 ADOPTION OF THE 2023 DIRECTOR'S HEARING CALENDAR

ADOPTED the 2023 Director's Hearing Calendar

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 **PLOT PLAN NO. 210021 – Intent to Adopt a Mitigated Negative Declaration – CEQ210034** – Applicant: Michael Johnson – Engineer: Sagecrest Planning, c/o Christine Saunders – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Business Park (CD:BP) – Location: north of Orange Ave., south of Water Ave., east of Tobacco Rd., west of Harvill Ave. – 7.75 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC). **REQUEST: PLOT PLAN NO. 210021** proposes the operation of a trailer storage maintenance facility for 167 trailers. The 16,200 sq. ft. truck maintenance building will include 1,200 square feet of office space on the first floor and 1,200 square feet of office space on the second floor. The maintenance building is proposed as a metal-sided building and will be approximately 27' 6" in height. Thirty-eight (38) parking spaces will be provided. APNs: 317-270-013 and 305-090-049. Continued from September 26, 2022. Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Staff Report Recommendation:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ210034; and, APPROVE Plot Plan No. 210021, subject to the advisory notification document and conditions of approval.

Staff's Recommendation:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ210034; and, APPROVE Plot Plan No. 210021, subject to the advisory notification document and conditions of approval.

Planning Director's Actions:

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ210034; and, APPROVED Plot Plan No. 210021, subject to the advisory notification document and conditions of approval.

3.0 PUBLIC HEARINGS – NEW ITEMS:

NONE

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:40 p.m.