

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



ITEM: 1.3  
(ID # 21842)

**MEETING DATE:**  
Tuesday, May 23, 2023

**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, 2, 3, and 4. [\$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 6, 2023, February 27, 2023, March 20, 2023, April 3, 2023, and April 17, 2023**, as stated in the Report of Actions.

**ACTION:**Consent

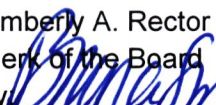
  
John Hildebrand, Planning Director 4/27/2023

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**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, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: May 23, 2023  
xc: Planning

Kimberly A. Rector  
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 **February 6, 2023, February 27, 2023, March 20, 2023, April 3, 2023, and April 17, 2023.**

**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:**

- A. **DIRECTOR’S HEARING REPORT OF ACTIONS – FEBRUARY 6, 2023**
- B. **DIRECTOR’S HEARING REPORT OF ACTIONS – FEBRUARY 27, 2023**
- C. **DIRECTOR’S HEARING REPORT OF ACTIONS – MARCH 20, 2023**
- D. **DIRECTOR’S HEARING REPORT OF ACTIONS – APRIL 3, 2023**
- E. **DIRECTOR’S HEARING REPORT OF ACTIONS – APRIL 17, 2023**

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



Jason Farin, Principal Management Analyst 5/15/2023



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – FEBRUARY 6, 2023  
COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> Floor, Conference Room A  
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:33 p.m.

## 1.0 CONSENT CALENDAR

- 1.1 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32311** – Applicant: Lansing Companies c/o Jim Hoxie – First and Second Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community Low Density Residential (RC:LDR) (½-acre minimum) - Open Space: Conservation (OS:C) - Open Space: Recreation (OS:R) – Location: Southerly of Cajalco Road, westerly of Barton Street, and easterly of Wood Road – 108.4 Acres – Zoning: Specific Plan H.B. Ranches Zone (SP#229) - APNs 321-130-017, 018, 321-140-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032 – Approved Project Description: Schedule “I” to realign the parcel lines within the planning area boundary lines of Planning Areas No. 7,8,9 and 12 Boulder Springs of Specific Plan No. 229, Amended No. 1 for the sole purposes of financing – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to November 15, 2023. Project Planner: Blanca Bernardino at (951) 955-6503 or email at [BBernardino@rivco.org](mailto:BBernardino@rivco.org).

### Staff Report Recommendation:

**APPROVE** Fourth Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to November 15, 2023.

### Staff Recommendation:

**APPROVE** Fourth Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to November 15, 2023.

### Planning Director's Actions:

**APPROVED** Fourth Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to November 15, 2023.

## 2.0 PUBLIC HEARINGS – CONTINUED ITEMS: NONE

## 3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 **PLOT PLAN NO. 210014 - Exempt from the California Environmental Quality Act (CEQA)**, per section 15301 – Applicant: PTI Sand & Gravel – Engineer/Representative: Lisa Manka – Second Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD:LI) – Location: North-west of Highway 74 – 15.36 Gross Acres - Zoning: Manufacturing – Service Commercial (M-SC) – Environmental Justice Community: Warm Springs – **REQUEST:** Plot Plan No. 210014 is a proposal for the entitlement of an existing contractor's storage yard being utilized for the storage of sand and gravel aggregate materials, as well as the 40 trucks that move these materials on and off site. The on-site structures include a 6,600 square foot building for truck maintenance and parts storage, stand-alone accessible restroom adjacent to the maintenance building, 4,800 square foot steel canopy to cover the seven (7) outdoor material storage containers, 2,500 square foot modular building with additional office space and restrooms, and a three-sided 2,100 square foot concrete hunker for storage of sandbags. The hours of operation are 6:00 a.m. to 5:00 p.m., with approximately 25 vehicle trips per day. There are 35 full-time employees, 24 of which are overseeing the trucking operations and 11 of which remain on-site. There is no crushing or processing of material occurring on-site, and no customers visit the subject site at any time – APN: 347-140-073 -

### Staff Report Recommendation:

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

**APPROVE** Plot plan No. 210014, subject to the advisory notification document and conditions of approval.

### Staff Recommendation:

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

**APPROVE** Plot Plan No. 210014, subject to the advisory notification document and conditions of approval.

### Planning Director's Actions:

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

**APPROVED** Plot Plan No. 210014, subject to the advisory notification document and conditions of approval.

## DIRECTOR'S HEARING – REPORT OF ACTIONS – FEBRUARY 6, 2023

Project Planner: Kathleen Mitchell (951) 955-6836 or email [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

- 3.2 **TENTATIVE PARCEL MAP NO. 38226 – Exempt from the California Environmental Quality Act (CEQA)**, per Section 15315 & Section 15061(b)(3) – Applicant: Basilio Jorge – Engineer/Representative: Diego Villoria – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community-Very Low Density Residential (RC-VLDR) – Location: North of Martin Street, east of Una Street, south of Markham Street, and west of Alexander Street – 2.51 Gross Acres – Zoning: Light Agriculture, one (1) acre minimum (A-1-1) – **REQUEST:** Tentative Parcel Map No. 38226 is a proposal for a Schedule “H” subdivision of a 2.51 gross acre lot into two (2) residential lots that are 1.09 gross acres and 1.42 gross acres, respectively. No grading or construction is proposed within the project scope. If any future development of the site is to occur, it will be on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification – APN 315-070-035 – Project Planner: Kathleen Mitchell (951) 955-6836 or email [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**Staff Report Recommendation:**

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

**APPROVE** Tentative Parcel Map No. 38226, subject to the advisory notification document and conditions of approval.

**Staff Recommendation:**

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

**APPROVE** Tentative Parcel Map No. 38226, subject to the advisory notification document and conditions of approval.

**Planning Director's Actions:**

**APPROVED** Tentative Parcel Map No. 38226, subject to the advisory notification document and conditions of approval.

### 4.0 **SCOPING SESSION**

- 4.1 **SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT (GPA) No. 200007, CHANGE OF ZONE (CZ) No. 2000028, TENTATIVE PARCEL MAP (TPM) No. 38551, and PLOT PLAN No. 220039** – Applicant: Dawson Canyon, LLC – Engineer/Representative: Thienes Engineering – Second Supervisorial District – Glenn Ivy Zoning Area – Temescal Canyon Area Plan – Open Space – Water (OS-W), Community Development: Light Industrial (LI) - Community Center (CC) – Serrano Policy Area – Location: Southeast corner of Temescal Canyon Road and Dawson Canyon Road, east of Interstate 15 – 46.12 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (M-R-A) and Manufacturing – Medium (M-M) – **REQUEST:** The Entitlement/Policy General Plan Amendment No. 200007 proposes to amend the land use designation from CC to LI, and a portion of LI and OS-W to Open Space – Conservation Habitat (OS-CH). The Change of Zone No. 2000028, proposes to amend the existing zoning classifications of M-M and M-R-A to Manufacturing-Service Commercial (M-SC). Plot Plan No. 220039 replaces a previously submitted Conditional Use Permit No. 200044 for the development of a 183,456 sq. ft. warehouse building and revises the project description to include seven (7) industrial warehouse buildings ranging in size from 33,820 sq. ft. to 183,090 sq. ft. on a 34.84 acre site – Tentative Parcel Map No.38551 proposes a Schedule “E” subdivision of two (2) parcels totaling 46.12 acres into seven (7) numbered parcels, ranging from 2.17 to 9.16 acres and five (5) lettered parcels ranging from .065 acre to 6.8 acres. – APNs: 283-160-044, and 283-190-046 – Project Planner: Jose Merlan at 951-955-0314 or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org).

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

### 5.0 **PUBLIC COMMENTS**

**ADJOURNMENT: 1:58 p.m.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – FEBRUARY 27, 2023  
COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> Floor, Conference Room A  
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:35 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. 37708 - Exempt from the California Environmental Quality Act (CEQA),** per section 15315 (Minor Land Divisions) - Applicant: Gabriel D. Ybarra dba Action Surveys – Engineer: Gabriel D. Ybarra – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan - Community Development: Commercial Retail (CD:CR) - Community Development: Medium Density Residential (CD:MDR) – Location: North of Stowe Road, east of Winchester Road, south of Stetson Avenue, west of Richmond Road – Zoning: General Commercial (C-1/C-P) - One-Family Dwellings (R-1) – 56.84 Gross Acres — **REQUEST:** Tentative Parcel Map No. 37708 proposes a Schedule “J” Finance and Conveyance Map subdivision of a 56.84 gross acre parcel into four (4) parcels ranging in size from 6.78 gross acres to 11.72 gross acres with a remainder parcel of 21.65 acres net. This map is for financing and/or conveyance purposes only and no development is proposed on the site - APN: 465-060-004 - Project Planner Krista Mason at (951) 955-1722 or [kmason@rivco.org](mailto:kmason@rivco.org).

**Staff Report Recommendation:**

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

**APPROVE** Tentative Parcel Map No. 37708, subject to the advisory notification document and conditions of approval.

**Staff Recommendation:**

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

**APPROVE** Tentative Parcel Map No. 37708, subject to the advisory notification document and conditions of approval.

**Planning Director's Actions:**

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

**APPROVED** Tentative Parcel Map No. 37708, subject to the advisory notification document and conditions of approval.

4.0 SCOPING SESSION  
NONE

5.0 PUBLIC COMMENTS  
None

ADJOURNMENT: 1:45 p.m.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – March 20, 2023  
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 WIRELESS NO. 220002 - NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED – EA No. 41736** - Applicant: Crown Castle - Engineer/ Representative: Tom Wilkerson - Third Supervisorial District – Rancho California Area - Southwest Area Plan - Rural Community: Estate Density Residential (RC:EDR) Location: South Rancho California Road, east of Butterfield Stage Road, west of Calle Contento, north of Avenida Lestonnac – 17.07 Gross Acres - Zoning: Residential Agriculture 2 ½ (R-A- 2 ½)- **REQUEST:** Plot Plan Wireless No. 220002, is a proposal to extend the life for the operation of an existing unmanned, monopine disguised wireless telecommunication facility to be operated by Crown Castle, within the existing 750 sq ft lease area. The project also proposes to increase the height from 50ft to 60ft tall, disguised monopine tree, with 12 mounted antennas, ranging from three (3) to eight (8) feet in height. Facility components also include an 3x3 (9 sq ft) concrete pad, transformer, and all other appurtenant ground/supporting equipment. APN: 951-030-055 – Project Planner: Rene Aguilar at (951) 955-6573 or email at RenAguil@rivco.org.

**Staff Report Recommendation:**

**FIND** No new environmental document is required; and,

**APPROVE** Plot Plan Wireless No. 220002 subject to the attached Advisory Notification Document, Conditions of Approval

**Staff Recommendation:**

**FIND** No new environmental document is required; and,

**APPROVE** Plot Plan Wireless No. 220002 subject to the attached Advisory Notification Document, Conditions of Approval

**Planning Director's Actions:**

**FOUND** No new environmental document is required; and,

**APPROVED** Plot Plan Wireless No. 220002 subject to the attached Advisory Notification Document, Conditions of Approval

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 – APRIL 3, 2023  
COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> 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:**  
NONE

4.0 **SCOPING SESSION**

- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR ARROYO VISTA TENTATIVE TRACT MAP NO. 38510, GPA220009, and CZ2200031** - CEQ220090 – Applicant: TTLC Riverside Chicago, LLC., c/o Michael Torres – Engineer/Representative: T & B Planning, c/o Roxanne Vidrio – Second Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) – Location: North of Iris Avenue, south of Twin Lake Drive, east of Golden Star Avenue, and west of Chicago Avenue – 140.8 Gross Acres - Zoning: Light Agriculture, 10-acre lot minimum (A-1-10) – **REQUEST:** The Environmental Impact Report analyzes the environmental impacts of General Plan Amendment No. 220009, Change of Zone No. 2200031, and Tentative Tract Map No. 38510. The proposed project consists of applications for a General Plan Amendment No. 220009, Change of Zone No. 2200031, and Tentative Tract Map No. 38510 to allow the development of 232 single-family dwelling units on a 140.8-acre property located at the northwest corner of Iris Avenue and Chicago Avenue in the Lake Matthews / Woodcrest community of unincorporated Riverside County. General Plan Amendment No. 220009 is a proposal to change the site's general plan land use designation from Rural Community – Very Low Density Residential (RC-VLDR) to Rural Community – Low Density Residential (RC-LDR). Change of Zone No. 2200031 is a proposal to change the site's zoning classification from Light Agriculture, 10-Acre Minimum Lot Size (A-1-10) to one-family dwellings, 10,000 sq ft minimum lot size (R-1-10,000). Tentative Tract Map No. 38510 is a proposal to subdivide the 140.8-acre property to develop 232 residential lots on approximately 87.7 acres, open space (including a trailhead) on approximately 25.0 acres, water quality basins on 4.9 acres, a sewer lift station on 0.25 acre, and street improvements and right-of-way dedications on 23.0 acres. Project Planner: Krista Mason at (951) 955-1722 or email at [kmason@rivco.org](mailto:kmason@rivco.org).

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

5.0 **PUBLIC COMMENTS**

ADJOURNMENT: 2:31 p.m.





# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – APRIL 17, 2023  
COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> Floor, Conference Room A  
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:36 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. 210016 – Intent to Adopt a Mitigated Negative Declaration** - (CEQ200087) - Applicant: Joseph Karaki; Karaki – Western States - Engineer/Representative: N/A - First Supervisorial District - Elsinore Area Plan – General Plan Land Use Designation: Light Industrial (LI) - Zoning: Manufacturing – Service Commercial (M-SC) - Zoning District: Meadowbrook Area - Location: APNs 347-130-028 and 029 (two [2] lots) - **REQUEST:** To allow the construction of a new fuel station to include six (6), self-service pumps (with canopy) and a 3,516 sq. ft. convenience store, in conjunction with various surface improvements to include lighting, landscaping, and parking for a total of 20 vehicles. Sale and/or service of alcohol are not proposed. Project Planner: Evan Langan at (951) 955-3024 or email at elangan@rivco.org.

**Staff Report Recommendation:**

**ADOPT** A Mitigated Negative Declaration; and,

**APPROVE** Plot Plan No. 210016, subject to the Advisory Notification Document and Conditions of Approval

**Staff Recommendation:**

**ADOPT** A Mitigated Negative Declaration; and,

**APPROVE** Plot Plan No. 210016, subject to the Advisory Notification Document and Conditions of Approval

**Planning Director's Actions:**

**ADOPT** A Mitigated Negative Declaration; and,

**APPROVED** Plot Plan No. 210016, subject to the Advisory Notification Document and Conditions of Approval

3.2 **PLOT PLAN NO. 220037 – Exempt from the California Environmental Quality Act (CEQA)**, per Section 15301, Section 15303, & Section 15061(b)(3) – Applicant: Kurt Tiedt – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area -- Winery District – Location: North of De Portola Road, east of Pauba Road, and south of Avenida Verde – 12.84 Gross Acres – Zoning: Wine Country-Winery Existing (WC-WE) – **REQUEST:** Plot Plan No. 220037 is a request to classify an existing winery as a Class III winery that is comprised of a 3,243 sq. ft. wine tasting building, 3,028 sq. ft. wine storage building, 1,757 sq. ft. barn, and 126 parking spaces. The Project scope also includes minor modifications to accommodate additional uses, including the conversion of 431 sq. ft. of the existing wine storage building into a commercial kitchen, and the installation of 1,200 square feet of seating area on an existing concrete pad to accommodate restaurant service from the new kitchen. In addition, the existing barn will be utilized for additional serving space for exclusive use by wine club members as a wine tasting area. No permanent structures are to be installed within the barn for this operation. Members are verified at the door before they are permitted to enter and, on average, about 40 members utilize the space at peak operations – APN: 927-630-012 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

**Staff Report Recommendation:**

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

**APPROVE** Plot Plan No. 220037, subject to the Advisory Notification Document and, Conditions of Approval

**Staff Recommendation:**

**FIND** The project EXEMPT from the California Environmental Quality Act (CEQA); and,

**APPROVE** Plot Plan No. 210016, subject to the Advisory Notification Document and Conditions of Approval

**Planning Director's Actions:**

**FOUND** The project EXEMPT from the California Environmental Quality Act (CEQA); and,

**APPROVED** Plot Plan No. 210016, subject to the Advisory Notification Document and Conditions of Approval

**DIRECTOR'S HEARING – REPORT OF ACTIONS – April 17, 2023**

**3.3 PLOT PLAN WIRELESS NO. 210105 – Exempt from the California Environmental Quality Act (CEQA),** per section 15301 (Existing Facilities) - Owner/Applicant: American Tower- Representative: Bonnie Belair, Jennifer Liu - First Supervisorial District- University District- Highgrove Area Plan -Open Space-Conservation - Location: North of Interstate 215 and south of Gernert Road - 9.59 Acres - SP No. 250 - PA 6A, Open Area Combining Zone-Residential Development (R-5)- **REQUEST:** Plot Plan Wireless No. 210105 (PPW210105) is a proposal for the issuance of a new entitlement on an existing wireless telecommunication facility whose previous entitlement expired on May 24, 2020. The former entitlement, Plot Plan No. 23815, was approved as a 2,500-square-foot lease area to include a 35-ft tall cell tower monopole, panel antennas, dish equipment, 20'x20' equipment shelter, back-up generator, and enclosed by a six (6) ft high CMU wall. The approval of PPW210105 will reinstate this entitlement; it does not seek to alter the tower itself, nor expand the size or intensity of the existing lease area. The existing CMU block wall enclosure will be demolished and replaced with a six (6) ft high chain-link fence. APN's: 256-040-013. Project Planner: Rene Aguilar at (951) 955-6573 or email at [renaquil@rivco.org](mailto:renaquil@rivco.org).

**Staff Report Recommendation:**

**FIND** The project EXEMPT from the California Environmental Quality Act (CEQA); and,

**APPROVE** Plot Plan Wireless No. 210105 subject to the Advisory Notification Document and Conditions of Approval

**Staff Recommendation:**

**FIND** The project EXEMPT from the California Environmental Quality Act (CEQA); and,

**APPROVE** Plot Plan Wireless No. 210105 subject to the Advisory Notification Document and Conditions of Approval

**Planning Director's Actions:**

**FOUND** The project EXEMPT from the California Environmental Quality Act (CEQA); and,

**APPROVED** Plot Plan Wireless No. 210105 subject to the Advisory Notification Document and Conditions of Approval

**3.4 PLOT PLAN NO. 210024 REVISION NO. 1 - INTENT TO CONSIDER AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION –** Applicant: Jeule Ranch Golf Club – Representative: Robert Flores – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan - Agriculture: Agriculture (AG: AG) – Location: North of 70<sup>th</sup> Avenue, west of Lemon Blossom Lane, south of 68<sup>th</sup> Avenue, and east of Van Buren Street – 292.16 gross acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The Revised Plot Plan is a proposal to add interim facilities to support the currently approved full length 18-hole golf course that also includes a nine (9) hole practice area/driving range, a 40 space parking lot, a golf course irrigation reservoir, and a detention basin. The additional facilities include a clubhouse area, maintenance facility, and expanded parking area for guests. The Revision would also allow for up to 350 memberships. – APN: 751-250-001, 751-250-003, and 751-250-005 – Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**Staff Report Recommendation:**

**CONSIDER** An Addendum to a Mitigated Negative Declaration; and,

**APPROVE** Plot Plan No. 210024 Revision No. 1 subject to the Advisory Notification Document, Conditions of Approval

**Staff Recommendation:**

**CONSIDER** An Addendum to a Mitigated Negative Declaration; and,

**APPROVE** Plot Plan No. 210024 Revision No. 1 subject to the Advisory Notification Document, Conditions of Approval

**Planning Director's Actions:**

**CONSIDERED** An Addendum to a Mitigated Negative Declaration; and,

**APPROVED** Plot Plan No. 210024 Revision No. 1 subject to the Advisory Notification Document and Conditions of Approval

**4.0**

**SCOPING SESSION**

**NONE**

**5.0 PUBLIC COMMENTS**

**None**

**ADJOURNMENT: 2:03 p.m.**