



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – December 4, 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

NONE

## 2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 2.1 **TENTATIVE PARCEL MAP. 37979 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Desert Empire Homes – Engineer/Representative: Watson Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Location: East of Harrison Street, North of 70th Avenue, West of Polk Street, and South of 68th Avenue – 77.71 Gross Acres – Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) and Residential Incentive (R-6) – **REQUEST:** Schedule “J” subdivision of two (2) parcels totaling 79.6 gross acres with an existing 515 space mobile home park into three (3) parcels for finance and conveyance purposes only. The application includes a request for a waiver of the final map – APN(s): 751-280-018, 751-280-019. Project Planner: Rafael Garcia at (951) 955-5719 or email at rafgarci@rivco.org, item continued from October 30, 2023.

### Planning Director's Actions:

Public Hearing: Closed

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

**APPROVED** Tentative Parcel Map No. 37979, subject to the advisory notification document and conditions of approval.

## 3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 **PLOT PLAN WIRELESS NO. 230002 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New construction or conversion of small structures) – Applicant: Smart Link Group – Engineer/Representative: Alisha Strasheim – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – Commercial : Commercial Retail (CR) – Location: North of 66th Avenue, east of Date Palm Street, west of Brown Street, and south of 2nd Street - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** Smart Link Group, AT&T proposes to install a new unmanned wireless telecommunication facility disguised as a mono-palm. The tower is proposed to be 70 ft. tall with one (1) GPS antenna, three (3) DC-12 outdoor units, 15 panel antennas, 15 LTE RRUS at antenna level, four (4) DC-9 surge suppressors, one (1) MW antenna, one (1) 20KW Generac compact diesel generator on a concrete pad, and one (1) walk-in-cabinet shelter on a concrete pad enclosed by an 8 ft by 8 ft concrete masonry unit wall – APN: 727-193-049. Project Planner: Blanca Bernardino at (951) 955-6503 or bbernardino@rivco.org.

### Planning Director's Actions:

Public Hearing: Open

**CONTINUED** to a date certain of January 22, 2024.

## DIRECTOR'S HEARING – REPORT OF ACTIONS – December 4, 2023

3.2 **PLOT PLAN WIRELESS NO. 220007 - – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15303 (New construction or conversion of small structures) – Applicant: Smart Link Group, LLC – Engineer/Representative: Tyne Allaman – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Community Development: Light Industrial (CD:LI) – Location: North of High Street, east of Winesap Avenue, west of Bellflower Avenue, and south of Dutton Street – Zoning: Manufacturing - Medium (M-M) – **REQUEST:** Smart Link Group, AT&T proposes to install a new unmanned wireless telecommunication facility disguised as a mono- pine. The tower is proposed to be 70 ft. tall with nine (9) panel antennas in conjunction with ground level work that will entail one concrete walk-in cabinet on concrete pad, one (1) 20-KW generator with 140-gallon fuel tank on concrete pad. The proposed mono-pine and ground equipment will be contained within a proposed 30 ft x 30 ft x 8 ft wrought iron fence – APN: 402-130-009 – Project Planner: Blanca Bernardino at (951) 955-6503 or bbernardino@rivco.org.

**Planning Director's Actions:**  
Public Hearing: Open

**CONTINUED** to a date certain of January 22, 2024.

### 4.0 **SCOPING SESSION** **NONE**

### 5.0 **PUBLIC COMMENTS**

**ADJOURNMENT: 1:44 p.m.**