

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

**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 Rd. – 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.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: **JANUARY 24, 2022**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> FLOOR, CONFERENCE ROOM A  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/> For further information regarding this project, please contact Project Planner Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The negative declaration for the proposed project is available for review online on the Planning Department website at <https://planning.rctlma.org/>, listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: **Brett Dawson**  
P.O. Box 1409, Riverside, CA 92502-1409

## NOTICE OF PUBLIC HEARING

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**PLOT PLAN NO. 200013 (PPT200013) - Exempt from the California Environmental Quality Act (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 St., southerly of Turner St., easterly of Brightman Ave., and westerly of Grand Ave. – 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, holding approximately 100,420 pallets. Main trailer truck access into the project site is from Grand Ave. Secondary access for emergency vehicles or employee automobiles is provided on Turner St. The project would provide 10-ft. high tubular-steel fencing along Grand Ave. and a 10-ft. high CMU wall along the project's westerly and southerly perimeters. The project would install landscaping, a trash enclosure, and 24 parking spaces. The existing structures on site include three (3) 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 area 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.

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The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/PublicHearings>.

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Attn: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

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**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.

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The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

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Attn: Jason Allin  
P.O. Box 1409, Riverside, CA 92502-1409

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**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 21<sup>st</sup> Ave., easterly of Henry Rd., southerly of 20<sup>th</sup> 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.

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The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/PublicHearings>.

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**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.

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The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/PublicHearings>.

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**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) (2-5du/ac) – Location: northerly of Stetson, easterly of Winchester Rd., 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(s): 458-250-012 & 013.

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The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR, Negative Declaration, or Mitigated Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR, Negative Declaration, or Mitigated Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR, Negative Declaration, or Mitigated Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR, Negative Declaration, or Mitigated Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Director will consider the proposed application at the public hearing. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

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