



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – JANUARY 24, 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. 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.

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.

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.

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.

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.

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.

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.