



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.

- 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.

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.

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.