



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – January 22, 2024
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34430** - Applicant: Ruben Montellano - Representative: Matthew Busch c/o MVB and Associates - Second Supervisorial District - Rancho Cajalco Zoning District - Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC: VLDR) – Location: North of Avenue C, east of Alder Street, south of Avenue B, and west of Birch Street - 5 gross acres - Residential Agricultural Zoning, 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule "H" subdivision of 4.89 acres into four (4) residential parcels ranging in size from 1 acre to 1.89 acres - **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 34430 extending the expiration date three years from February 20, 2023, to February 20, 2026 - APN: 321-020-019 - Project Planner: Rosemary Montoya at (951) 955-0897 or email at romontoya@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

APPROVED First Extension of Time Request for Tentative Tract Map No. 34430 extending the expiration date to February 20, 2026

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 2.1 **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, on behalf of AT&T Wireless, 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. Continued from December 4, 2023.

Planning Director's Actions:

Public Hearing: Closed

FOUND the Project Categorically Exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Plot Plan Wireless No. 230002 subject to the attached Advisory Notification Document, Conditions of Approval.

DIRECTOR'S HEARING – REPORT OF ACTIONS – January 22, 2024

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, on behalf of AT&T Wireless, 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. Item Continued from December 4, 2023.

Planning Director's Actions:

Public Hearing: Closed

FOUND the Project Categorically Exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Plot Plan Wireless No. 220007 subject to the attached Advisory Notification Document, Conditions of Approval.

3.0 PUBLIC HEARINGS – NEW ITEMS:

NONE

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:55 p.m.