



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JULY 8, 2019**

1.0 CONSENT CALENDAR:

NONE

2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration** – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton/Spectrum Services – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 proposes to construct a wireless communication facility consisting of a 70 foot high mono-pole for Verizon Wireless with 12 panel antennas, one (1) 4-foot parabolic antenna dish, one (1) 2-foot parabolic antenna dish, 12 remote radio units, two (2) tower mounted junction box units, a 195 sq. ft. equipment shelter, and a 30 KW generator within an approximate 900 sq. ft. lease area enclosed by a 6-foot tall decorative block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

STAFF RECOMMENDS A CONTINUANCE TO OCTOBER 7, 2019 IN RIVERSIDE.

Staff Report Recommendation:

CONTINUANCE to October 7, 2019 in Riverside.

Staff's Recommendation:

CONTINUANCE to October 7, 2019 in Riverside.

Planning Director's Actions:

CONTINUED to October 7, 2019 in Riverside.

- 3.2 PLOT PLAN NO. 180023 – Intent to Adopt a Mitigated Negative Declaration** – CEQ180088 – Applicant: CHI/Acquisitions CA, L.P./Jared Riemer – Engineer/Representative: EPD Solutions, Inc./Andrea Arcilla – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 9.58 Acres – Zoning: Industrial Park (I-P) – **REQUEST: Plot Plan No. 180023** proposes to construct a 203,445 sq. ft. single-story concrete tilt up building with a maximum height of 44 ft. Approximately 7,000 sq. ft. of office space would be proposed at ground level and on a mezzanine in the northwest and northeast corner of the building. In addition, a gated truck cover is proposed along the northern area of the site that would provide access to 28 loading docks on the north side of the building. A total of 126 parking stalls are proposed for the 9.58 site. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Staff Report Recommendation:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ180088; and **APPROVE** Plot Plan No. 180023.

Staff's Recommendation:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ180088; and **APPROVE** Plot Plan No. 180023.

Planning Director's Actions:

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ180088; and **APPROVED** Plot Plan No. 180023, subject to the conditions of approval.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS: