



DIRECTOR'S HEARING REPORT OF ACTIONS OCTOBER 7, 2019

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 24015** – **APPROVED** First Extension of Time Request for Plot Plan No. 24015, extending the expiration date to May 11, 2029.
Applicant: SBA Monarch Towers, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Location: Northerly of Los Encinos Drive, easterly of Pala Road, southerly of Pechanga Road, and westerly of Munoa Road – 1.42 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: A proposal for a colocation of six (6) panel antennas and one (1) microwave dish onto an existing 113-foot high disguised wireless communication facility with a 264 sq. ft. equipment enclosure – **REQUEST:** First Extension of Time Request for Plot Plan No. 24015, extending the expiration date to May 11, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 18039** – **APPROVED** First Extension of Time Request for Plot Plan No. 18039, extending the expiration date to June 4, 2029.
Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Rural Community – Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Gilman Springs Road, easterly of Kevin Road, southerly of 60 Freeway, and westerly of Mcgehe Drive – 2.5 Acres – Zoning: Controlled Development Areas – 1 Acre Minimum (W-2-1) – Approved Project Description: an unmanned telecommunications facility with a 75 foot monopine that has 12 antennas and six (6) equipment cabinets in a 1,500 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 18039, extending the expiration date to June 4, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.3 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23239** – **APPROVED** First Extension of Time Request for Plot Plan No. 23239, extending the expiration date to April 6, 2029.
Applicant: SBA Monarch Towers, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (2 Acre Minimum) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Auld Road, easterly of Beech Street, southerly of Benton Road, and westerly of Pourroy Road – 16.03 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – Approved Project Description: An unmanned, disguised 44-foot high pine tree for T-Mobile within a 625 sq. ft. equipment enclosure – **REQUEST:** First Extension of Time Request for Plot Plan No. 23239, extending the expiration date to April 6, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.4 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33206** – **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 33206, extending the expiration date to September 10, 2020.
Applicant: David Garcia – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Avenue C, easterly of Cedar Street, southerly of Avenue B, and westerly of Sullivan Lane – 5 Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: a Schedule "H" subdivision of 5 gross acres into four (4) parcels and one (1) remainder parcel with a minimum lot size of 1 acre – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 33206, extending the expiration date to September 10, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.5 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23545** – **APPROVED** First Extension of Time Request for Plot Plan No. 23545, extending the expiration date to August 24, 2029.
Applicant: American Towers, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of McLaughlin Road, easterly of Briggs Road, southerly of State Route 74, and westerly of Emperor Road – 0.01 Acres – Zoning: Specific Plan (SP No. 260) – Approved Project Description: a Royal Street Communication

wireless communication facility disguised as a 70' high pine tree. The project will include six (6) panel antennas located on three (3) sectors at 65' high above grade level, four (4) equipment cabinets, one (1) GPS antenna, and one (1) microwave antenna within a 760 sq. f.t lease area surrounded by a 6' high split-face block wall – **REQUEST:** First Extension of Time Request for Plot Plan No. 23545, extending the expiration date to August 24, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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

- 2.1 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-pine 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. Continued from July 8, 2019. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. **STAFF RECOMMENDS A CONTINUANCE TO NOVEMBER 4, 2019 IN RIVERSIDE.**

Staff Report Recommendation:
CONTINUANCE to November 4, 2019.

Staff's Recommendation:
CONTINUANCE to November 4, 2019.

Planning Director's Actions:
CONTINUED to November 4, 2019.

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

- 3.1 PLOT PLAN NO. 180065 (PPA180065) – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures) – Applicant: Maggie H.C. Wang – First Supervisorial District – Engineer/Representative – ITRA Group, Inc. – Area Plan: Lake Mathews/Woodcrest Area Plan – Zoning Area/District: Woodcrest District – General Plan: Rural Community: Very Low Density Residential – Location: Southerly of Orrick Road, northerly of Van Buren Boulevard, easterly of Prairie Way, and westerly of Wood Road – 1.96 Gross Acres – Zoning: Controlled Development Area with Mobile Homes – One Acre Minimum (W-2-M-1) – Light Agriculture – One Acre Minimum (A-1-1) – **REQUEST:** A plot plan application to construct three (3) detached accessory structures. The structures are approximately 3,000 sq. ft. each, with a maximum height of 16 feet, totaling 9,000 sq. ft. The proposed accessory structures would be utilized as an aviary for finches and canaries. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillibr@rivco.org.

Staff Report Recommendation:
FIND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVE Plot Plan No. 180065.

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Planning Director's Actions:
FOUND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVED Plot Plan No. 180065, subject to the conditions of approval.

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

- 4.1 SCOPING SESSION for ENVIRONMENTAL IMPACT REPORT for PLOT PLAN NO. 190008 –** CEQ190017 – Applicant: Barker Logistics, LLC – Engineer/Representative: SDH Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Placentia Street, easterly of Patterson Avenue, westerly of Harvill Avenue, and southerly of Walnut Street – 30.19 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Industrial Park (I-P) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 694,540 sq. ft. warehouse/distribution/manufacturing development on 30.19-acres. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

COLLECTED Comments from the Public for the Environmental Impact Report.

5.0 PUBLIC COMMENTS: