



DIRECTOR'S HEARING REPORT OF ACTIONS NOVEMBER 4, 2019

1.0 CONSENT CALENDAR:

NONE

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-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. Continued from July 8, 2019 and October 7, 2019. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Staff Report Recommendation:
CONTINUE off-calendar.

Staff's Recommendation:
CONTINUE off-calendar.

Planning Director's Actions:
CONTINUED off-calendar.

STAFF RECOMMENDS A CONTINUANCE OFF CALENDAR – TO BE RE-NOTICED AND RE-ADVERTISED

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

- 3.1 **TENTATIVE PARCEL MAP NO. 37402 and PLOT PLAN NO. 26337 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Division) – Applicant: Loren Hanson – Engineer/Representative: Luanne Bean – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Van Buren Boulevard, southerly of Hibiscus Avenue, easterly of Iris Avenue, and westerly of Ridgeway Avenue – 2.55 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST: Tentative Parcel Map No. 37402** is a Schedule "H" subdivision of 2.55 acres into two (2) parcels. The subdivision would create Parcel 1 at 1.00 gross acres and Parcel 2 at 1.55 gross acres. **Plot Plan No. 26337** proposes a 6,480 sq. ft. Child Day Care Center on Parcel 1. The Child Day Care Center would accommodate a maximum of 48 children ranging in ages from six (6) weeks (infants) to five (5) years old supported by approximately seven (7) teachers. The Child Day Care Center would also include an approximate 5,000 sq. ft. outdoor play area and garden. The applicant has proposed hours of operations from 6:30 am to 6:00 pm Monday through Friday with a rotating drop-off and pick-up schedule supervised by staff. The Child Day Care Center provides 22 parking spaces, including three (3) accessible spaces. Parcel 2 would be developed for a potential one-family dwelling unit with a 24 ft. wide access easement along the western portion of Parcel 1 to access Parcel 2. The one-family dwelling unit would be constructed at a future date under a separate building permit. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- Staff Report Recommendation:
FIND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVE Tentative Parcel Map No. 37402; and
APPROVE Plot Plan No. 26337, subject to the conditions of approval.
- Staff's Recommendation:
FIND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVE Tentative Parcel Map No. 37402; and
APPROVE Plot Plan No. 26337, subject to the conditions of approval.
- Planning Director's Actions:
FOUND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVED Tentative Parcel Map No. 37402; and
APPROVED Plot Plan No. 26337, subject to the conditions of approval.
- 3.2 **PLOT PLAN NO. 22263, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines 15301 (Existing Facilities) – Applicant: RTN Development – Engineer/Representative: RTN Development – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG) – Location: Northerly of
- Staff Report Recommendation:
FIND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVE Plot Plan No. 22263, Revised Permit No. 2.
Staff's Recommendation:

Shiraz Way, southeasterly of Avenida Verde, and westerly of De Portola Road – 12.60 Gross Acres/11.73 Net Acres – Zoning: Wine Country-Winery Existing (WC-WE) – **REQUEST:** Plot Plan No. 22263, Revised Permit No. 2 proposes to modify the existing approved winery by adding a storage building and classify the winery as a Class III Winery per the Wine Country Community Plan. The existing winery currently includes a wine production and barrel storage building, a wine tasting building with an attached kitchen with outdoor seating area, and a detached restroom building. The Revised Permit would add an 8,000 sq. ft. metal storage building for cold storage of wine, wine produced products and goods. Equipment will include, but not limited to; coolers, A/C units, chillers, and storage racks. This building will be used for winery & wine making only, no tours or other access by the public is permitted. Furthermore, the Revised Permit will establish the kitchen with outdoor seating area as an outdoor patio restaurant. Additional parking has been added to accommodate the outdoor patio restaurant and storage building. The Project would no longer offer special occasions under the Revised Permit; however wine tours of the wine production building and live music at the outdoor patio restaurant would continue as previously entitled. No other appurtenant and incidental commercial uses are permitted on site. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org

FIND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVE Plot Plan No. 22263, Revised Permit No. 2.

Planning Director’s Actions:

FOUND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVED Plot Plan No. 22263, Revised Permit No. 2, subject to the conditions of approval as modified at hearing.

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

NONE

5.0 PUBLIC COMMENTS: