



## DIRECTOR'S HEARING REPORT OF ACTIONS JULY 13, 2020

### 1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22362** – **APPROVED** First Extension of Time Request for Plot Plan No. 22362, extending the expiration date to June 1, 2029.  
Applicant: American Towers, LLC – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Mockingbird Canyon Road and southerly of Van Buren Boulevard – 0.01 Acres – Zoning: General Commercial (C-1/C-P) – Approved Project Description: a monopalm wireless telecommunication facility with six (6) panel antennas to be mounted at 70 feet high and four (4) equipment cabinets within a 375 sq. ft. lease area surrounded by a seven (7) foot high decorative block wall – **REQUEST:** First Extension of Time Request for Plot Plan No. 22362, extending the expiration date to June 1, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.2 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 19158** – **APPROVED** First Extension of Time Request for Plot Plan No. 19158, extending the expiration date to July 1, 2029.  
Applicant: SBA Monarch Towers – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Interstate 15, southerly of Temescal Canyon Road, and westerly of Horsethief Canyon Road – 4.32 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: an unmanned wireless telecommunications facility with a 65' monopine housing 12 panel antennas, two (2) donor antennas, four (4) equipment cabinets, and two (2) utility cabinets, on a 900 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 19158, extending the expiration date to July 1, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.3 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 17290** – **APPROVED** First Extension of Time Request for Plot Plan No. 17290, extending the expiration date to November 19, 2029.  
Applicant: SBA Monarch Towers – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Aurora Road, easterly of Long Canyon Road, southerly of Dillon Road, and westerly of Johnson Road – 13.17 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: a disguised 75 foot tall monopalm wireless telecommunications facility and associated equipment cabinets – **REQUEST:** First Extension of Time Request for Plot Plan No. 17290, extending the expiration date to November 19, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.4 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23346** – **APPROVED** First Extension of Time Request for Plot Plan No. 23346, extending the expiration date to August 19, 2029.  
Applicant: SBA Monarch Towers – Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of State Highway 74, easterly of New Chicago Ave, and southerly of Ramona Expressway – 2.17 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Approved Project Description: The plot plan is a proposal for a T-Mobile wireless telecommunication facility disguised as a 60 foot pine tree. The project will consist of 16 antennas, and one (1) parabolic antenna within a 748 sq. ft. lease area surrounded by an 8 foot high block wall – **REQUEST:** First Extension of Time Request for Plot Plan No. 23346, extending the expiration date to August 19, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.5 **SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22744** – **APPROVED** Second Extension of Time Request for Plot Plan No. 22744, extending the expiration date to June 3, 2028.  
Applicant: SBA Monarch Towers – Third Supervisorial District – Valle Vista Zoning District – San Jacinto Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of State Highway 74, easterly of Lincoln Avenue, southerly of Orpington

Avenue, and westerly of Grant Avenue – 0.85 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Approved Project Description: an unmanned T-Mobile telecommunication facility disguised as a 50' high broadleaf tree. The project includes 12 antenna panels mounted onto three (3) sectors and located 50' high above grade level, two (2) GPS antennas, and six (6) equipment cabinets enclosed within a 516 sq. ft. net lease area – **REQUEST:** Second Extension of Time Request for Plot Plan No. 22744, extending the expiration date to June 3, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

- 1.6 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22337** – Applicant: SBA Monarch Towers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Van Buren Boulevard, easterly of Whispering Spur Drive, southerly of Ben Spur Lane, and westerly of Capella Street – 2.97 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Approved Project Description: an unmanned wireless communication facility, which shall include six (6) equipment cabinets mounted on a concrete pad, a GPS antennas, and 12 panel antennas to be mounted upon a monopole disguised as a 55' broadleaf tree within a 1,092 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 22337, extending the expiration date to September 3, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Plot Plan No. 22337, extending the expiration date to September 3, 2029.
- 1.7 **ADOPTION OF THE REVISED 2020 DIRECTOR'S HEARING CALENDAR** – Changing the meeting location for the meetings held in Riverside to be heard in Conference Room A of the 12<sup>th</sup> Floor in the County Administration Center at 1:30 p.m. **ADOPTED** the revised 2020 Director's Hearing Calendar.
- 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. 180025 – Intent To Adopt A Mitigated Negative Declaration** – CEQ180101 – Applicant: LDC Industrial, LLC/Larry Cochrun – Representative: T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Perry Street, easterly of Seaton Avenue, westerly of Harvill Avenue, and northerly of Martin Street – 9.15 Gross Acres – Zoning: Industrial Park (I-P) and Manufacturing – Service Commercial (M-SC) – **REQUEST: Plot Plan No. 180025** proposes to construct one (1) approximately 203,029 sq. ft. warehouse building comprised of 193,029 sq. ft. of warehouse space, 5,000 sq. ft. of ancillary ground floor office space and 5,000 sq. ft. of ancillary mezzanine office space. The office space is proposed at the northwest and/or southwest corners of the building, facing Seaton Avenue. The Project is designed to provide 19 loading docks on the east-facing side of the building. The maximum building height would be approximately 42 feet from finished floor. The proposed building is planned to be constructed with concrete tilt-up panels supported by structural steel columns, and the office components of the building are designed to emulate a typical storefront with glazing (tempered glass). A total of 137 parking spaces are proposed for approximately 9.15 gross acre site. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).
 

Staff Report Recommendation:  
**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ180101; and,  
**APPROVE** Plot Plan No. 180025, subject to the conditions of approval.

Staff's Recommendation:  
**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ180101; and,  
**APPROVE** Plot Plan No. 180025, subject to the conditions of approval.

Planning Director's Actions:  
**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. CEQ180101; and,  
**APPROVED** Plot Plan No. 180025, subject to the conditions of approval.
- 4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:  
**NONE**
- 5.0 PUBLIC COMMENTS: