



## DIRECTOR'S HEARING REPORT OF ACTIONS SEPTEMBER 28, 2020

### 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 **TENTATIVE PARCEL MAP NO. 37293 and PLOT PLAN NO. 26257 – Intent to Adopt a Negative Declaration** (EA43023) – Applicant: Mounir Girguis – Engineer/Representative: Valued Engineering Inc. c/o Jeff Meiter – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Mack Street, southerly of Kelly Lane, easterly of Mead Street, and westerly of Brown Street – 10.00 Acres – Zoning: Controlled Development Area with Mobile Homes – ½ Acre Minimum (W-2-M-1/2) – **REQUEST:** Tentative Parcel Map No. 37293 is a Schedule “H” map proposal that will subdivide a 10 acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245 sq. ft. building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).
- Staff Report Recommendation:  
**ADOPT** a Negative Declaration for Environmental Assessment No. 43023; and,  
**APPROVE** Tentative Parcel Map No. 37293; and,  
**APPROVE** Plot Plan No. 26257, subject to the conditions of approval.
- Staff’s Recommendation:  
**CONTINUANCE** to October 5, 2020.
- Planning Director’s Actions:  
**CONTINUED** to October 5, 2020.
- 3.2 **PLOT PLAN WIRELESS NO. 190018 – Exempt from the California Environmental Quality Act (CEQA)** – Applicant: Smartlink, LLC – Owner: Deborah Thompson – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Paso Lago Drive, easterly of Oaknoll Drive, southerly of Via Barranca, and westerly of Via Lago – 2.57 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST:** New 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720 sq. ft. lease area. In addition, the project would include the installation of 12 panel antennas, 36 Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six (6) foot tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines and pine trees. The proposed facility will be accessible from Via Barranca and will have one (1) parking space. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- Staff Report Recommendation:  
**FIND** the project exempt from the California Environmental Quality Act (CEQA); and,  
**APPROVE** Plot Plan Wireless No. 190018, subject to the conditions of approval.
- Staff’s Recommendation:  
**CONTINUE** off calendar.
- Planning Director’s Actions:  
**CONTINUED** off calendar.
- 3.3 **PLOT PLAN NO. 200001 – No Further Environmental Documentation is Required** – Applicant: Reserve 6, LLC – Engineer/Representative: Egan Civil, Inc. – Fourth Supervisorial District – Thousand Palm District – Western Coachella Valley: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Watt Court, southerly of 28<sup>th</sup> Avenue, easterly of Rio Del Sol, and westerly of Monte Vista Way – 2.0 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** A proposal for four (4) industrial buildings on four (4) separate contiguous vacant lots (lots 3, 4, 5, 6 of PM32789). The
- Staff Report Recommendation:  
**FIND** that No Further Environmental Document is required; and,  
**APPROVE** Plot Plan No. 200001, subject to the conditions of approval.
- Staff’s Recommendation:  
**FIND** that No Further Environmental Document is required; and,

buildings range in size from 5,505 to 6,090 sq. ft. The project proposes associated onsite improvements which include paving, parking, and landscaping. Project Planner: Rob Gonzalez at (951) 955- 9549 or email at [Rgonzalez@rivco.org](mailto:Rgonzalez@rivco.org).

**APPROVE** Plot Plan No. 200001, subject to the conditions of approval.

Planning Director's Actions:

**FOUND** that No Further Environmental Document is required; and,

**APPROVED** Plot Plan No. 200001, subject to the conditions of approval.

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

**NONE**

**5.0** PUBLIC COMMENTS: