



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – DECEMBER 13, 2021 Riverside County Desert Permit Assistance Center 77-588 El Duna Court, Suite H Palm Desert, CA 92211

**1.0 CALL TO ORDER:** 1:33 P.M.

**2.0 CONSENT CALENDAR:**

NONE

**3.0 HEARINGS - CONTINUED ITEMS :**

**3.1 PLOT PLAN NO. 210024 – Intent to Adopt a Mitigated Negative Declaration** – CEQ210045 – Applicant: Elizabeth Collins – Engineer: George Mhlsten and David Thompson – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Agriculture: Agriculture (AG-AG) – Location: Northerly of 70<sup>th</sup> Avenue, southerly of 68<sup>th</sup> Avenue, easterly of Van Buren Street, and westerly of Lemon Blossom Lane – 299.0 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The project proposes the development of a full length 18-hole golf course to also include a 9-hole practice area, lemon/mango grove, a 40 space parking lot, a golf course irrigation reservoir and a detention basin. APNs: 751-250-001, 751-250-002, and 751-250-003. Project Planner: Manuel Baeza at (951) 955-9294 or email at [mbaeza@rivco.org](mailto:mbaeza@rivco.org).

**Staff Report Recommendation:**

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 210025 (CEQ210025); and,

**APPROVE** Plot Plan No. 210024 (PPT210024), subject to the Advisory Notification Document and Conditions of Approval.

**Staff's Recommendation:**

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 210025 (CEQ210025); and,

**APPROVE** Plot Plan No. 210024 (PPT210024), subject to the Advisory Notification Document and modified Conditions of Approval.

**Planning Director's Actions:**

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 210025 (CEQ210025); and,

**APPROVED** Plot Plan No. 210024 (PPT210024), subject to the Advisory Notification Document and modified Conditions of Approval.

**4.0 HEARINGS - NEW ITEMS:**

**4.1 PLOT PLAN WIRELESS NO. 190016 (PPW190016) and VARIANCE NO. 200002 (VAR200002) – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Smartlink/Alisha Strasheim (for AT&T) – Engineer/Representative: Smartlink/Alisha Strasheim (for AT&T) – Third Supervisorial District – Pinon Flats Zoning District – Western Coachella Valley Area Plan – Open Space: Conservation Habitat (OS-CH) – Location: Southeasterly of Pines To Palms Highway (State

**Staff Report Recommendation:**

**ADOPT** a Negative Declaration for Environmental Assessment No. 190160 (CEQ190160); and,

**APPROVE** Variance No. 200002 (VAR200002); and,

Route 74) and southerly of Carrizo Road – 62.80 Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1) – **REQUEST:** Plot Plan Wireless No. 190016 (PPW190016) is a proposal to construct a disguised wireless communication facility as a faux water tower. The faux water tower would be 70 feet high and consist of the following: (12) eight-foot panel antennas, (15) Remote Radio Units (RRUs), one (1) eight foot in diameter microwave dish antenna, and four (4) DC-9 surge protectors on the tower. On the ground would consist of the following: one (1) 8x8 equipment shelter with three (3) DC-12 outdoor units attached, one (1) utility H-frame with a Global Positioning System (GPS) antenna and telco/fiber cabinets, and one (1) 20kW 132-gallon diesel generator within a 1,000 sq. ft. lease area enclosed by an 8-foot-high chain-link fence with green vinyl slats and covered with faux vines. Variance No. 200002 (VAR200002) has been applied for to exceed the height limitation of 50 feet per the project site's residential zone and based on project site's topography allow a height of 70 feet. The height of the proposed wireless communication facility exceeds the maximum height limitation of the project's zoning classification. Due to the project site's mountainous terrain, the disguised wireless facility needs to be taller than the hills or mountains to allow for wireless coverage and connectivity. APN: 635-450-005. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

- 4.2 **PLOT PLAN WIRELESS NO. 210003 (PPW210003) – No New Environmental Documentation Is Required** – EA41168 – Owner/Applicant: ATC Tower Services – Representative: Plancom Inc./Jill Cleveland – Third Supervisorial District – San Jacinto Mountain Area – REMAP Area Plan – Agriculture: Agriculture (AG-AG) – Location: Northerly of Highway 74, easterly and southerly of McCall Park Road, and westerly of Highway 243 – 6.27 Acres – Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** Plot Plan Wireless No. 210003 is a proposal for the issuance of a new entitlement on an existing wireless telecommunication facility whose previous entitlement expired on December 8, 2019. The former entitlement, Plot Plan No. 22340, was approved as a 900 sq. ft. lease area to include a 55-foot-tall cell tower disguised as a mono-pine (height includes 5 feet of foliage), 18 panel antennas, one (1) parabolic antenna, an equipment shelter, a generator pad for a future generator, and two (2) GPS antennas. The lease area was to be surrounded by a six-foot-high decorative block wall and include a 12' x 40' access easement. The current proposal does not seek to alter the tower in any way, nor expand the size or intensity of the existing lease area. APN's: 557-070-039 and 557-070-040. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**APPROVE** Plot Plan Wireless No. 190016 (PPW190016), subject to the Advisory Notification Document and Conditions of Approval.

**Staff's Recommendation:**

**ADOPT** a Negative Declaration for Environmental Assessment No. 190160 (CEQ190160); and,

**APPROVE** Variance No. 200002 (VAR200002); and,

**APPROVE** Plot Plan Wireless No. 190016 (PPW190016), subject to the Advisory Notification Document and Conditions of Approval.

**Planning Director's Actions:**

**ADOPTED** a Negative Declaration for Environmental Assessment No. 190160 (CEQ190160); and,

**APPROVED** Variance No. 200002 (VAR200002); and,

**APPROVED** Plot Plan Wireless No. 190016 (PPW190016), subject to the Advisory Notification Document and Conditions of Approval.

**Staff Report Recommendation:**

**FIND** that No New Environmental Document is Required since all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Assessment No. 41168 and none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

**APPROVE** Plot Plan Wireless No. 210003 (PPW210003), subject to the Advisory Notification Document and Conditions of Approval.

**Staff's Recommendation:**

**FIND** that No New Environmental Document is Required since all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Assessment No. 41168 and none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

**APPROVE** Plot Plan Wireless No. 210003 (PPW210003), subject to the Advisory Notification Document and Conditions of Approval.

**Planning Director's Actions:**

**FOUND** that No New Environmental Document is Required; and,

**APPROVED** Plot Plan Wireless No. 210003 (PPW210003), subject to the Advisory Notification Document and Conditions of Approval.

**Staff Report Recommendation:**

**FIND** that No New Environmental Documentation is Required because all potential environmental impacts have already been analyzed and mitigated to a level of non-significance pursuant to the previously adopted Mitigated Negative Declaration (EA 41623), and none of the conditions in State CEQA Guidelines Section 15162 are present.

**APPROVE** Plot Plan No. 210129 (PPT210129), subject to the Advisory Notification Document and Conditions of Approval.

**Staff's Recommendation:**

**FIND** that No New Environmental Documentation is Required because all potential environmental impacts have already been analyzed and mitigated to a level of non-significance pursuant to the previously adopted Mitigated Negative Declaration (EA 41623), and none of the conditions in State CEQA Guidelines Section 15162 are present.

**APPROVE** Plot Plan No. 210129 (PPT210129), subject to the Advisory Notification Document and Conditions of Approval.

**Planning Director's Actions:**

**FOUND** that No New Environmental Documentation is Required; and,

**APPROVED** Plot Plan No. 210129 (PPT210129), subject to the Advisory Notification Document and Conditions of Approval.

**Staff Report Recommendation:**

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

**APPROVE** Plot Plan No. 200011 (PPW200011), subject to the Advisory Notification Document and Conditions of Approval.

4.3 **PLOT PLAN NO. 210129 (PPT210129) – No Further Environmental Review is Required** – EA41623 - Owner/Applicant: Alms Underground Construction, Inc. Representatives: Tama Egan/Benjamin Egan - Fourth Supervisorial District – Manufacturing-Service Commercial (M-SC) Zoning - Location: Northerly of Watt Court, and easterly of Rio del Sol Road – **REQUEST:** Plot Plan No. 210129 proposes the construction of two (2) industrial buildings, each 4,080 sq. ft. in size on separate lots with site improvements. Both lots have a lot area of .53 acres. Building 1 will be located on APN 650-380-012, building 2 will be located on APN 650-380-011. Project Planner: Jason Allin at (951) 955-3107 or email at [jasallin@rivco.org](mailto:jasallin@rivco.org).

4.4 **PLOT PLAN WIRELESS NO. 200011 (PPW200011) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Smartlink LLC C/O Alisha Strasheim – Engineer/Representative: CASA Industries – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Mountainous (10 acre minimum lot size) (RM) - Very Low Density Residential (1 acre minimum lot size) (RC-VLDR) – Southerly of Summer

Springs Way, and westerly of Highview Court – 3.19 Acres – Residential Agricultural – 1 Acre Minimum (R-A-1) – **REQUEST:** Plot Plan Wireless No. 200011 is a proposal for a new 50-foot tall AT&T wireless communication facility disguised as a eucalyptus tree within a 520 sq. ft. equipment enclosure. The tower mounted equipment at 41 RAD center line includes nine (9) 8' panel antennas, thirty-six (36) LTE RRUS at antenna level, one (1) 2' microwave antenna, (1) DC-9 surge suppressor. Ground mounted equipment includes one (1) Delta "walk up cabinet," one (1) 20Kw Generac diesel generator, one (1) GPS antenna, and utility cabinets. APN: 140-020-004. Project Planner: Jason Allin at (951) 955-3107 or email at [jasallin@rivco.org](mailto:jasallin@rivco.org).

**Staff's Recommendation:**

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

**APPROVE** Plot Plan No. 200011 (PPW200011), subject to the Advisory Notification Document and Conditions of Approval.

**Planning Director's Actions:**

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

**APPROVED** Plot Plan No. 200011 (PPW200011), subject to the Advisory Notification Document and Conditions of Approval.

**5.0 SCOPING SESSION:**

NONE

**6.0 PUBLIC COMMENTS:**

NONE