



RIVERSIDE COUNTY
PLANNING DEPARTMENT

DIRECTOR'S HEARING REPORT OF ACTIONS FEBRUARY 6, 2017

1.0 CONSENT CALENDAR:

- 1.1 **ADOPTION OF THE REVISED 2017 DIRECTOR'S HEARING CALENDAR** **ADOPTED THE 2017 DIRECTOR'S HEARING CALENDAR**

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

- 2.1 **PLOT PLAN NO. 14522 REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Road – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) – **REQUEST:** To permit an approximately 2,916 sq. ft. gift shop, 1,060 sq. ft. caretaker unit, and a 35,279 sq. ft. outdoor dinosaur museum which includes outdoor education dinosaur exhibits, and landscaping on a roadside commercial attraction facility. Continued from December 19, 2016 and January 23, 2017. Project Planner: David Alvarez at 951-955-5709 or email at daalvarez@rctlma.org.

Staff Report Recommendation:
ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42502; and

APPROVE PLOT PLAN 14522 REVISED PERMIT NO. 1.

Staff's Recommendation:
ADOPTION OF A MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42502; and

APPROVAL OF PLOT PLAN 14522 REVISED PERMIT NO. 1, with Conditions of Approval.

Planning Director's Action:
ADOPTED THE MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42502; and

APPROVED PLOT PLAN 14522 REVISED PERMIT NO. 1, subject to the conditions of approval.

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

- 3.1 **PLOT PLAN NO. 26076** – Exempt from California Environmental Quality Act (CEQA) – Applicant: SBA Steel, LLC, c/o Diane Borchardt – Engineer/Representative: W-T Communication Design Group, c/o Andrea Urbas – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development – Commercial Retail (CD:CR) (0.20-0.35 FAR) – Location: Southerly of Grand Ave., easterly of Maiden Ln., and westerly of Blackwell Blvd. – 1.15 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned unmanned wireless communication facility that is proposed to consist of the existing 62 foot high tower disguised as a pine tree with 12 antennas,

Staff Report Recommendation:
FIND PLOT PLAN NO. 26076 EXEMPT; and, APPROVE PLOT PLAN NO. 26076.

Staff's Recommendation:
CONTINUATION TO FEBRUARY 27, 2017. (Pending Indemnification Agreement)

Planning Director's Action:
CONTINUED TO FEBRUARY 27, 2017.

12 Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room, and replace two (2) existing A/C units with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

- 3.2 **PLOT PLAN APPLICATION NO. 25764** – Staff Report Recommendation:
FIND PLOT PLAN APPLICATION NO. 25764 EXEMPT; and,
APPROVE PLOT PLAN NO. 25764.
- Staff's Recommendation:
FINDIND PLOT PLAN APPLICATION NO. 25764 EXEMPT; and,
APPROVAL OF PLOT PLAN NO. 25764, subject to the conditions of approval.
- Planning Director's Action:
FOUND PLOT PLAN APPLICATION NO. 25764 EXEMPT; and,
APPROVED PLOT PLAN NO. 25764, subject to the conditions of approval.
- 3.3 **PLOT PLAN NO. 25943** – Exempt from California Environmental Quality Act (CEQA) – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Roberts Road, northerly of Kross Road, and westerly of Wood Road. – 1.57 Acres – Zoning: Light Agricultural – 1 Acre Minimum (A-1-1) – **REQUEST:** Verizon Wireless co-location installation of 12 eight-foot high panel antennas, 12 RRUs, 12 A2 backpacks, two (2) surge protector units, one (1) four foot diameter microwave dish; with two (2) GPS antennas on equipment cabinets, and one (1) DC generator within an existing wireless communication facility. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- Staff Report Recommendation:
FIND PLOT PLAN APPLICATION NO. 25943 EXEMPT; and,
APPROVE PLOT PLAN NO. 25943.
- Staff's Recommendation:
CONTINUATION TO FEBRUARY 27, 2017.
- Planning Director's Action:
CONTINUED TO FEBRUARY 27, 2017.

4.0 SCOPING SESSION:

NONE

5.0 PUBLIC COMMENTS:

NONE