



# DIRECTOR'S HEARING REPORT OF ACTIONS JULY 24, 2017

## 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 **PLOT PLAN NO. 25752** – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC-VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with 12 panel antennas, 12 remote radio units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) global positioning satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).
- Staff Report Recommendation:  
**ADOPT** of a Negative Declaration for Environmental Assessment No. 42768; and **APPROVE** Plot Plan No. 25752.
- Staff's Recommendation:  
**ADOPTION** of a Negative Declaration for Environmental Assessment No. 42768; and **APPROVAL** of Plot Plan No. 25752.
- Planning Director's Actions:  
**ADOPTED** a Negative Declaration for Environmental Assessment No. 42768; and **APPROVED** Plot Plan No. 25752, subject to the conditions of approval.

## 4.0 SCOPING SESSION:

- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR General Plan Amendment No. 1146, Change of Zone No. 7859, Plot Plan No. 26290, Conditional Use Permit No. 3712** – Applicant: Speedway Development, Tom Chavez – Engineer: K&A Engineering, Inc. – Representative: Ruth Villalobos & Associates, Inc. – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Location: Easterly of Interstate 15 (I-15), northerly of Indian Truck Trail, westerly of Temescal Canyon Road – 27 acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The EIR will study the potential impacts of the related applications as generally described here. This Scoping Session is for the purpose of briefing the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the EIR. The project to be analyzed in the EIR is divided between two phases. The General Plan Amendment and Change of Zone cover the entire 27 acre project site that include Phase I and II and the Plot Plan and Conditional Use Permit just cover the southerly 12 acres of the site that makes up Phase I. General Plan Amendment No. 1146 proposes to change the land use designation of the entire project site from Community Development: Light Industrial (CD-LI) to Community Development: Commercial Retail (CD-CR). Change of Zone No. 7859 proposes to change the zoning classification of the entire project site from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). Plot Plan No. 26290 proposes the construction of six (6) buildings totaling approximately 61,000 sq. ft. for fast food, retail, office, convenience store, and gas station use on the southerly 12 acres of the project site. Conditional Use Permit No. 3712 proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store. The remaining portion of the site consisting of Phase II is projected to be constructed with nine (9) buildings with a total of 133,000 sq. ft. for restaurant, bank, office, retail, and supermarket uses on the northerly 15 acres of the project site. The NOP period began on July 3, 2017 and will run for thirty (30) consecutive days which is scheduled to conclude on August 1, 2017. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

## COLLECTED COMMENTS FROM THE PUBLIC FOR THE ENVIRONMENTAL IMPACT REPORT

## 5.0 PUBLIC COMMENTS: