



**DIRECTOR'S HEARING
REPORT OF ACTIONS
MARCH 26, 2018**

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. 25524 – Intent to Adopt a Negative Declaration** – EA42671 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services – Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northeasterly of Ramona Expressway, southerly of Cedar Avenue, and westerly of Wendell Drive – 3.08 Acres – Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) – **REQUEST:** The plot plan proposes a wireless communications facility for Verizon Wireless, disguised as a 70-foot high mono-eucalyptus with 12 panel antennas, nine (9) RRUs, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54-gallon diesel fuel tank, and two (2) GPS antennas within a 360 sq. ft. lease area surrounded by a 6-foot high block wall enclosure. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- Staff Report Recommendation:**
ADOPT a Negative Declaration for Environmental Assessment No. 42671; and
APPROVE Plot Plan No. 25524.
- Staff's Recommendation:**
ADOPTION of a Negative Declaration for Environmental Assessment No. 42671; and
APPROVAL of Plot Plan No. 25524.
- Planning Director's Actions:**
ADOPTED a Negative Declaration for Environmental Assessment No. 42671; and
APPROVED Plot Plan No. 25524, subject to the conditions of approval.
- 3.2 **PLOT PLAN NO. 26220 – Intent to Adopt a Mitigated Negative Declaration** – EA43004 – Applicant: Central Freight Lines, LLC c/o Teresa Harvey – Engineer/Representative: CWE Corporation – Owner: Southwest Premier, LLC – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Placentia Avenue, easterly of West Frontage Road, westerly of Harvill Avenue, and southerly of Rider Street – 19.19 Acres – Zoning: Manufacturing: Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 26220 proposes the construction of a trucking distribution facility, which will include a 61,840 sq. ft. loading dock and 10,000 sq. ft. main office. ("Project"). The Project will include multiple loading stations for trucks to load and unload on the side of the building. The Project will include trucks loading and unloading manufacturing and retail merchandise from the loading dock between 6 a.m. and 10 p.m. Monday to Friday. The truck deliveries and employees will access the property at Harvill Avenue. The Project's gross area is approximately 19 acres and includes one (1) stormwater bioretention basin, 179 standard car parking stalls (including 160 employee parking spaces and 6 accessible spaces), and a paved parking area for over 450 spaces for trailer loading and storage. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.
- Staff Report Recommendation:**
ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 43004; and
APPROVE Plot Plan No. 26220.
- Staff's Recommendation:**
ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 43004; and
APPROVAL of Plot Plan No. 26220.
- Planning Director's Actions:**
ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 43004; and
APPROVED Plot Plan No. 26220, subject to the conditions of approval as modified at hearing.
- 3.3 **PLOT PLAN NO. 26197 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Sections 15302 (Replacement or Reconstruction of existing structures and facilities), and 15303 (New Construction or Conversion of Small Structures) – EA42996 – Applicant: Verizon Wireless –
- Staff Report Recommendation:**
FIND Plot Plan No. 26197, exempt from the California Environmental Quality Act (CEQA); and
APPROVE Plot Plan No. 26197.

Engineer/Representative: SAC Wireless – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Van Buren Boulevard, southerly of Sage Avenue, easterly of Washington Street, and westerly of Gardner Avenue – 1.4 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The plot plan proposes a disguised, Verizon Wireless communication facility comprised of a 70 foot mono-eucalyptus with approximately two (2) equipment cabinets, one (1) standby generator, 12 antennas, 12 remote radio units (RRUs), 12 A2 backpacks, two (2) ray cap boxes, and (1) GPS antenna. The equipment will be located within an eight (8) foot high chain link fence with a leasing area of 515 sq. ft. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowie@rivco.org.

Staff's Recommendation:

FINDING Plot Plan No. 26197, exempt from the California Environmental Quality Act (CEQA); and

APPROVAL of Plot Plan No. 26197.

Planning Director's Actions:

FOUND Plot Plan No. 26197 exempt from the California Environmental Quality Act (CEQA); and

APPROVED Plot Plan No. 26197, subject to the conditions of approval as modified at hearing.

4.0 PUBLIC COMMENTS: