



**DIRECTOR'S HEARING
REPORT OF ACTIONS
AUGUST 13, 2018**

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33345** – Applicant: PBLA Engineering, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 acre min.) – Location: Northerly of Via Encantada, easterly of Serreno Road, southerly of El Prado Road, westerly of Mirasol Way – 21.56 Acres – Zoning: Light Agriculture – 10 acre min. (A-1-10) – Approved Project Description: Schedule “H” subdivision of 21.56 acres into four (4) parcels with a minimum 5 acre lot size – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 33345, extending the expiration date to July 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 33345, extending the expiration date to July 30, 2021.

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. 26270, VARIANCE NO. 1905 – Intent to Adopt a Negative Declaration** – EA43026 – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous – 10 Acre Minimum (R-RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Drive, southerly of Glen Meadows, easterly of Carancho Road, and westerly of Gardner Avenue – 5.50 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The Plot Plan is for a new Verizon Wireless facility proposing a 105 foot disguised monopine and will allow for future colocation. A Variance has been submitted to allow for the 55 foot height extension to allow for the 105 foot monopine. The monopine will provide 12 panel antennas, 12 RRUs, one (1) microwave dish, two (2) raycap surge protectors, three (3) GPS antennas, two (2) equipment cabinets, and one (1) backup generator with leasing area of 510 sq. ft. with a 6 foot high wrought iron fence surrounding the perimeter. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org. **Staff Report Recommendation:** **ADOPT** a Negative Declaration for Environmental Assessment No. 43026; and **APPROVE** Variance No. 1905; and **APPROVE** Plot Plan No. 26270. **Staff's Recommendation:** **ADOPTION** of a Negative Declaration for Environmental Assessment No. 43026; and **APPROVAL** of Variance No. 1905; and **APPROVAL** of Plot Plan No. 26070. **Planning Director's Actions:** **ADOPTED** a Negative Declaration for Environmental Assessment No. 43026; and **APPROVED** Variance No. 1905; and **APPROVED** Plot Plan No. 26270, subject to the conditions of approval.
- 3.2 **PLOT PLAN NO. 26179 – Intent to Adopt a Mitigated Negative Declaration** – EA42990 – Applicant: Brent Engineering – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Highway 74, southerly of Mermack Avenue, easterly of El Toro Cutoff Road, and westerly of Crater Drive – 3.37 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a 13,000 sq. ft. contractor's storage yard which proposes to construct a 1,430 sq. ft. building for equipment manufacturing and maintenance building on a parcel totaling 3.37 acres. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org. **Staff Report Recommendation:** **ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 42990; and **APPROVE** Plot Plan No. 26179, Revision No. 1. **Staff's Recommendation:** **CONTINUATION** Off- Calendar, to be re-noticed and re-advertised. **Planning Director's Actions:** **CONTINUED** Off-Calendar, to be re-noticed and re-advertised.
- 3.3 **TENTATIVE PARCEL MAP NO. 37073 – No New Environmental Document is Required** – Applicant: Richland Developers, Inc., c/o Craig Cristina – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area, Perris Reservoir Zoning District – General Plan: Community Development: Community Center (CD-CC) – Commercial Retail **Staff Report Recommendation:** **FIND** that No New Environmental Document is Required; and **APPROVE** Tentative Parcel Map No. 37073.

(CD-CR) – Community Development: Medium Density Residential (CD-MDR) – Community Development: Medium High Density Residential (CD-MHDR) – Community Development: Very High Density Residential (CD-VHDR) – Open Space: Conservation (OS-C) – Open Space: Conservation Habitat (OS-CH) – Open Space: Recreation (OS-R) – Open Space: Water (OS-W) – Zoning: Specific Plan (SP239) Stoneridge – Location: Northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Foothill Avenue, and westerly of San Jacinto River – **REQUEST:** The **Tentative Parcel Map** is a **Schedule “J”** subdivision of 699.95 gross acres into 16 parcels with a minimum parcel size of 20.82 acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

- 3.4 **PLOT PLAN NO. 14271, REVISION NO. 1 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Trip Hord & Associates – First Supervisorial District – Gavilan Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Lake Mathews Drive, southerly of Idaleona Road, and easterly of Gavilan Road – 11.51 Gross Acres – Zoning: Light Agriculture – 2 Acre Minimum (A-1-2) – **REQUEST:** Request for renewal of entitlement of an existing outdoor reception venue for weddings and private parties, and continue the existing use of wedding and private event use without any further specified time limit. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.

- 3.5 **PLOT PLAN NO. 17870, REVISED PERMIT NO. 1 – No New Environmental Document is Required** – Applicant: Fred Abdi – Engineer/Representative: Sake Engineers, Inc. – First Supervisorial District – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Easterly of Interstate 15, westerly of Temescal Canyon Road, and northerly of Horsethief Canyon Road – 6.27 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** This Revised Permit to Plot Plan No. 17870 (the “project”) proposes to extend the life span of an existing permitted RV and vehicle storage business to July 25, 2030 (the original project, PP17870, was approved July 25, 2005 for a 5 year life span). Additionally this project will consist of removing the existing storage unit/office, with metal structure and install a new 504 sq. ft. office trailer. The existing project size of 6.27 acres will be fully used for parking stalls, landscaping, and the construction of a water quality basin. Total parking will consist of 180 parking stalls with four (4) employee/customer stalls. Upgraded landscaping surrounding the existing project perimeter will be installed. No other changes to the project are proposed. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

STAFF RECOMMENDS A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED

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

- 4.1 **NEW COUNTY-WIDE LAND DEVELOPMENT ORDINANCE** – The County of Riverside is proposing a new zoning ordinance representing a reorganization and restructuring of the existing Ordinance No. 348. Currently, Ordinance No. 348 has sixty-four (64) articles and 484 sections, which can make it difficult to follow, with sometimes redundant or confusing language. On December 17, 2013 the Riverside County Board of Supervisors

Staff's Recommendation:

FINDING that No New Environmental Document is Required; and

APPROVAL of Tentative Parcel Map No. 37073.

Planning Director's Actions:

FOUND that No New Environmental Document is Required; and

APPROVED Tentative Parcel Map No. 37073, subject to the conditions of approval.

Staff Report Recommendation:

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

APPROVE Plot Plan No. 14271, Revision No. 1.

Staff's Recommendation:

FINDING the project exempt from the California Environmental Quality Act (CEQA); and

APPROVAL of Plot Plan No. 14271, Revision No. 1.

Planning Director's Actions:

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

APPROVED Plot Plan No. 14271, Revision No. 1, subject to the conditions of approval.

Staff Report Recommendation:

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

APPROVE Plot Plan No. 14271, Revision No. 1.

Staff's Recommendation:

CONTINUATION Off- Calendar, to be re-noticed and re-advertised.

Planning Director's Actions:

CONTINUED Off-Calendar, to be re-noticed and re-advertised.

COLLECTED Comments from the Public for the Environmental Impact Report.

approved initiation of a series of measures intended to improve Ordinance No. 348. Consistent with that direction, the purpose of the proposed Project is to: 1) improve the overall structure and content of Ordinance No. 348 to make it easier to understand and implement; 2) provide consistency and clarity for land use categories and allowable uses; and 3) provide consistency and clarity in the development review process. The County has determined to prepare an EIR to address potential environmental impacts resulting from the proposed Project. As a result, the County will not prepare an Initial Study as permitted in Section 15060(d) of the State CEQA Guidelines. The scope of the EIR will be based upon information gathered through the NOP scoping process along with input during Planning Commission workshops regarding the Project (for Planning Commission workshop information and other Project-related materials, refer to <http://planning.rctlma.org/Ordinance348Update.aspx>). Project Planner: Keith Gardner at (951) 955-0781 or email at kgardner@rivco.org.

5.0 PUBLIC COMMENTS: