



# PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

JULY 11, 2011

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT 4080 LEMON STREET 1<sup>st</sup> FLOOR CONFERENCE ROOM 2A RIVERSIDE, CALIFORNIA 92501

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

### 1.0 CONSENT CALENDAR:

#### 1.1 **NONE**

### 2.0 PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 **PLOT PLAN NO. 16932, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ecology Auto Parts – Engineer/Representative: Raab Engineering – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: northerly of Cajalco Road, southeasterly of Cajalco Expressway, and southwesterly of Harvill Road – 4.31 acres – Zoning: Manufacturing – Service Commercial (M-SC), Industrial Park (I-P) – **REQUEST:** The Plot Plan Revision proposes to change the previously approved use of the site from commercial metal fabrication to an existing recycling, related truck storage, and limited vehicle/recycling bin repair. Recycling collection will occur in designated outdoor collection bins. Vehicle and bin repair would occur in an existing 12,000 square foot structure. Truck storage would occur in the 44 designated truck parking spaces. (Continued from April 25, 2011) Project Planner, Matt Straite at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Quasi-judicial)

[2.1 Staff Report \(5 MB\)](#)

[2.1 Conditions of Approval](#)

[2.1 Environmental Assessment](#)

- 2.2 **PLOT PLAN NO. 24940** - CEQA Exempt - Applicant: James Hopkins – Eng-Rep: Rick Clarke - First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly of Sandia Creek Drive, southerly De Luz

Road, easterly of El Prado Road, westerly of Carancho Road - 5.2 Acres - Zoning: Residential Agricultural -5 Acres Minimum (R-A-5) - **REQUEST:** The Plot Plan is a proposal to construct a 5,978 square foot detached garage with a 161 square foot porch on 5.2 acres, associated with the 3,623 square foot residence located at 24100 Mirasol Way in the unincorporated Riverside County near Temecula. APN: 934-160-011. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.2 Staff Report (2 MB)

2.2 Conditions of Approval

- 2.3 **PLOT PLAN NO. 24950** - CEQA Exempt - Applicant: Stephen and Carole Noyes - Owner: Stephen and Carole Noyes - First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Southeasterly corner Avenida Castilla and Via Caballos, westerly of Amber Court - 5.3 Acres - Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) - **REQUEST:** The Plot Plan is a proposal to construct a 1,200 square foot detached metal storage garage associated with the 3,936 square foot residence on 5.3 acres located at 19580 Avenida Castilla in the unincorporated Riverside County near Murrieta. APN: 929-140-005. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

2.3 Staff Report (2 MB)

2.3 Conditions of Approval

- 2.4 **PLOT PLAN NO. 24935** - CEQA Exempt - Applicant: James and Heidi Proulx – Owner: James and Heidi Proulx – First Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) – Located Northerly of Los Robles Road, southerly of Via Baya – 16.22 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to permit a unpermitted 240 square foot guest quarters on 16.22 acres, associated with the 3,438 square foot residence and a 1,462 square foot detached garage/workshop located at 21700 Los Robles Road in unincorporated Riverside County near Murrieta. APN: 928-190-042. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.4 Staff Report (5 MB)

2.4 Conditions of Approval

- 2.5 **PLOT PLAN NO. 24951** - CEQA Exempt - Applicant: Kevin Burkhardt - Owner: Leslie Kagana - Second Supervisorial District – Prado Mira Loma Zoning District – Eastvale Area Plan – Community Development: Medium Density Residential (2-5 Dwelling Units Per Acre) (RC:MDR) - Located Northerly of 68<sup>th</sup> Street, southerly of Limonite, easterly I-15 Freeway, westerly of Wineville - .28 acre - Zoning: One Family Dwelling - 7,200 sq. ft. minimum lot size (R-1) - **REQUEST:** The Plot Plan is a proposal to construct a 720 square foot detached garage on .28 acre associated with the 2,030 square foot residence located at 12044 Malachite Court in the unincorporated area of Riverside County near Mira Loma. APN: 152-612-028. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.5 Staff Report (2 MB)

2.5 Conditions of Approval

- 2.6 **PLOT PLAN NO. 24956** - CEQA Exempt - Applicant: Utupo Uaita – Owner: Mark Blackwell – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Rural Community: Estate Density Residential (2 Acres Minimum) (RC:EDR) – Located Northerly Westerly of Calle

Contento, southerly of Calle Vista, northerly of Linda Rosea – 4.48 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 2,119 square foot detached Shedrow Barn on 4.48 acres, associated with the 3,869 square foot residence located at 41985 Calle Contento in unincorporated Riverside County near Temecula. APN: 965-270-004. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

[2.6 Staff Report](#) (2 MB)

[2.6 Conditions of Approval](#)

- 2.7 **PLOT PLAN NO. 24955** - CEQA Exempt - Applicant: Utupo Uaita – Owner: Gil and Ofri Ron – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Rural: Rural Residential (5 Acres Minimum) (R:RR) – Located Southerly corner Calle Jojoba and Gio Circle – 4.85 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,440 square foot detached horse barn and permit a existing unpermitted 240 square foot storage shelter associated with the 4,351 square foot residence on 4.85 acres located at 38165 Calle Jojoba Road in unincorporated Riverside County near Temecula. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

[2.7 Staff Report](#) (2 MB)

[2.7 Conditions of Approval](#)

- 2.8 **PLOT PLAN NO. 24821** - CEQA Exempt - Applicant: Marcelo Perez- Owner: Marcelo Perez - Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Northerly of Cherry Valley, southerly of Grand, easterly of Nobile, westerly of Beaumont - .95 Acre - Zoning: Residential Agricultural - 1 Acre Minimum (R-A-1) - **REQUEST:** The Plot Plan is a proposal to construct a 3,750 square foot detached metal storage garage on .95 acre, associated with the 1,638 square foot residence located at 39709 Cherry Valley Boulevard in the unincorporated Riverside County near Beaumont. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

[2.8 Staff Report](#) (5 MB)

[2.8 Conditions of Approval](#)

3.0 PUBLIC COMMENTS: