



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

OCTOBER 17, 2011

AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

4080 LEMON STREET

1st 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. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

- 1.1 **SECOND EXTENSION of TIME for PLOT PLAN NO. 23170 (FTA 2007-27)** - Applicant: Hogle Ireland, Inc. - 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 "A" Street, southerly of Citrus Court, easterly of Harvill Avenue, and westerly of Interstate Highway 215 – 16.34 Acres - Zoning: Industrial Park (I-P) – **APPROVED PROJECT DESCRIPTION:** Develop a 286,829 square foot industrial and distribution warehouse facility on a 16.24 gross acre site with a floor area ratio of 0.41 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 266,829 square feet of warehouse, 10,000 square feet of office, 10,000 square feet of Mezzanine, 185 parking spaces, and 63 loading docks. - **REQUEST: SECOND EXTENSION of TIME for PLOT PLAN NO. 23170**, extending the expiration date to June 30, 2012. Project Planner, David Mares at 951-955-9076 or e-mail dmares@rctlma.org. (Quasi-judicial)

1.1 Staff Report (6MB)

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

- 2.1 **PLOT PLAN NO. 24993** - CEQA Exempt - Applicant: Dennis Green - Owner: Dennis Green & Diane Cole – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous - 10 Acres Minimum (R:RM) - Located Northerly of Carancho Road, easterly of Via Cielo, westerly of De Luz Road – 10.33 Acres - Zoning: Light Agricultural – 10 Acres Minimum (A-1-10) - **REQUEST:** The Plot Plan is a proposal to construct a 675 square foot garage with a 512 square foot workshop attached with a 272 square foot patio, associated with the 2,400 square foot main residence on 10.33 acres, located at 42543 El Calamar Road in the unincorporated Riverside County near Temecula. APN: 933-040-024. Project Planner, Bahelila Boothe, at 951-955-8703 or e-

mail bbooth@rctlma.org. (Quasi-Judicial)

2.1 Staff Report (4MB)

- 2.2 **PLOT PLAN NO. 24962** - CEQA Exempt - Applicant: Carl Kepner – Owner: Trulis Family Partnership - First Supervisorial District – Cleveland Zoning Area – Elsinore Area Plan – Rural: Rural Mountainous – 10 Acres Minimum (R:RM) - Located Northerly of Indian Truck Trail, Easterly of Highway 74, southerly of Lake Elsinore - 17.91 Acres - Zoning: Rural Residential - ½ Acre Minimum (R-R) - **REQUEST:** The Plot Plan is a proposal to Construct three (3) green houses (1,200 sq. ft. each) with electric, two 80 square foot holding pens for chickens & livestock (lambs and goats) and relocate three (3) greenhouses (1,200 sq. ft. each) with electric for Aquaculture Farm on 17.53 acres, associated with the 1,440 square foot residence located at 34710 Ortega Highway in the unincorporated Riverside County near Lake Elsinore. APN: 385-230-011 and 385-240-006. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bbooth@rctlma.org. (Quasi-judicial)

2.2 Staff Report (3MB)

3.0 PUBLIC COMMENTS: