



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

NOVEMBER 14, 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 Mary Stark at (951) 955-7436 or E-mail at mcstark@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 **FIRST EXTENSION OF TIME for PLOT PLAN NO. 24268** - Applicant: Gary Winder - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: : Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Applegate Road, southerly of Auld Road, easterly of Van Gaale Lane, and westerly of High Vista Drive – 2.1 Gross Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) **APPROVED** PROJECT DESCRIPTION: Develop a 4,900 square foot church and two (2) 800 square foot caretaker's units, with seventy (70) parking spaces. - **REQUEST: FIRST EXTENSION OF TIME for PLOT PLAN NO. 24268**, extending the expiration date to November 16, 2012. Project Planner, David Mares at (951) 955-9076 or dmares@rctlma.org.

1.1 Staff Report

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

- 2.1 **PLOT PLAN NO. 24227** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Royal Street Communications California, LLC – Engineer/Representative: Sequoia Deployment Services, Inc. - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Hunt Road and on the easterly side of Knabe Road – 4.09 Acres - Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½) - **REQUEST:** The plot plan proposes a wireless communication facility, for Royal Street Communications, disguised as a 50 foot high pine tree with six (6) panel antennas located on three (3) sectors along with one (1) microwave antenna. The project includes four (4) equipment cabinets and one (1) GPS antenna mounted on a raised concrete pad surrounded by a six (6) foot high wrought iron fence enclosure and landscaping in a 325 square foot lease area. The facility is proposed to be

located on the northerly portion of the property adjacent to several live trees ranging in height from 30 ft to 45 ft and access to the facility will be provided via a 12 ft wide access easement running from Knabe Road that also provides access to the water tanks located on the adjacent property to the north of the project site. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-Judicial)

2.1 Staff Report

- 2.2 **PLOT PLAN NO. 24773** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: KDC Architects Engineers, P.C. - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Open Space: Conservation (OS:C) – Location: Northerly of Murrieta Hot Springs Rd and southerly of Bow Bridge Dr – 3.21 Acres - Zoning: Specific Plan (SP No. 213 - Planning Area 26) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 45 foot high palm tree with nine (9) panel antennas located on three (3) sectors along with one (1) microwave antenna. The project includes four (4) equipment cabinets and one (1) GPS antenna surrounded by a 6 foot high concrete masonry wall enclosure designed to match existing walls in the area in a 465 square foot lease area. Three live palm trees (20 ft., 25 ft., and 30 ft. high) and additional landscaping are also proposed to be planted around the project area. The subject property currently contains an EMWD regional water tank (approx. 50 ft. in diameter and 36 ft. high) with a 12 ft. wide access road leading from Murrieta Hot Springs Road up to the tank location. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

2.2 Staff Report

- 2.3 **PLOT PLAN NO. 24984** - CEQA Exempt - Applicant: Dina Rincon – Eng-Rep: Jonas Baros - Fifth Supervisorial District – University Zoning Area – Highgrove Area Plan – Community Development: Low Density Residential (1/2 Acre Minimum) (CD:LDR) - Located Northerly of Chicka Dee Circle, southerly of Radford Circle, easterly of Mandarin Way, westerly of Browning Street - .46 Acre - Zoning: One Family Dwelling Residential - 9,500 square foot minimum lot size (R-1-9,500) - **REQUEST:** The Plot Plan is a proposal to permit a unpermitted 875 square foot detached garage associated with the 1,623 square foot residence on .46 acre, located at 168 Radford Court in the unincorporated Riverside County Area of Riverside. APN: 255-261-009 (Continued from October 31, 2011). Project Planner, Bahelila Boothe at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

2.3 Staff Report

- 2.4 **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, ten 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 34680 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 email bboothe@rctlma.org (Quasi-judicial)

2.4 Staff Report

3.0 PUBLIC COMMENTS: