



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

February 27, 2012

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 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 **THIRD EXTENSION OF TIME for PLOT PLAN NO. 21163 (FTA 2007-11)** – Applicant: Joseph Poon – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development:Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) and Open Space Conservation (OS-C) – Location: Southerly of Auld Road, westerly of Leon Road and easterly of the French Valley Airport – 82.07 Acres – Zoning: Specific Plan No. 265, Planning Area No. 2 (SP265, PA2) – APPROVED PROJECT DESCRIPTION: Construction of a 29.62 net acre business/industrial park consisting of 27 single story buildings totaling approximately 67,813 square feet and 39 single story industrial buildings totaling approximately 214,288 square feet. - **REQUEST:** THIRD EXTENSION OF TIME REQUEST for PLOT PLAN NO. 21163 (FTA 2007-11), extending the expiration date to February 25, 2013. Project Planner: David Mares at (951) 955-9541 or email dmares@rctlma.org. (Quasi-judicial)

Staff Report 1.1

- 1.2 **FIRST EXTENSION OF TIME for PLOT PLAN NO. 23201** – Applicant: Peter Kuechler –Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Easterly of De Portola Road, northerly of Green Meadows Road and southerly of Voyager Road - 20.74 Gross Acres - Zoning: Rural Residential (R-R) – APPROVED PROJECT DESCRIPTION: Class II dog kennel for 25 dogs. Kennel operation includes daycare and overnight boarding for dogs. Overnight boarding will occur in 2,016 square foot enclosed building where there will be a total of 14 kennels. The

kennel will consist of indoor and outdoor play areas and exercise runs. The daycare will be open daily from 7 a.m. to 7 p.m. The entire enclosed kennel area will be climate controlled and contain an office, dog wash area, grooming area, food storage, and a restroom. There will be a 2,262 square foot caretaker's residence on site. **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23201**, extending the expiration date to November 16, 2012. Project Planner: David Mares at (951) 955-9541 or email dmares@rctlma.org. (Quasi-judicial)

Staff Report 1.2

- 1.3 **SECOND EXTENSION OF TIME for PLOT PLAN NO. 20375** - Applicant: Farmer Boys Food, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio)- Location: Easterly of Highway 79, southerly of Benton Road, and westerly of Temeku Street – 1.07 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - APPROVED PROJECT DESCRIPTION: Construction of a 3,200 square foot restaurant with a drive-through, with 11,710 square feet of landscaping and 37 parking spaces - **REQUEST: SECOND EXTENSION OF TIME for PLOT PLAN NO. 20375**, extending the expiration date to January 12, 2013. Project Planner: David Mares at (951) 955-9541 or email dmares@rctlma.org. (Quasi-judicial)

Staff Report 1.3

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

- 2.1 **PLOT PLAN NO. 25050** - CEQA Exempt - Applicant: Sonia and Jack Marval - Owner: Sonia and Jack Marval – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Rural Community: Estate Density Residential (2 Acres Minimum) - Located Southerly of Bedford Motorway, westerly of I-15 Freeway, easterly of Jim Stewart Way – 2.5 Acres - Zoning: Residential Agricultural – (R-A-2 ½) – (2 1/2 Acres Minimum) - REQUEST: The Plot Plan is a proposal to permit an unpermitted 548 square foot detached garage with attached 197 square foot carport, associated with 2,060 square foot residence and a 776 square foot mobilehome additional unit on 2.5 acres located at 8681 Bedford Motorway in unincorporated Riverside County in Corona. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. APN: 282-160-004. (Quasi-judicial)

Staff Report 2.1

- 2.2 **PLOT PLAN NO. 24760** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Mobilitie – Engineer/Representative: Spectrum Surveying and Engineering, Inc. - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (A:AG) (10 Acre Minimum) – Location: Northwesterly of Pauba Road and Mesa Robles Circle and easterly of Butterfield Stage Rd, more specifically 41050 Mesa Robles Circle – 5.2 Acres - Zoning: Residential Agricultural (R-A) - **REQUEST:** The plot plan proposes a wireless communications facility, for Mobilitie, disguised as a 50 foot high faux water tank tower in a 5,625 square foot lease area. The project includes the installation of twelve (12) panel antennas located at 47 foot high centerline inside the water tank tower, a 30kw standby generator, and a 184 square foot equipment shelter for Verizon Wireless surrounded by a stepped wall, a 6 foot high wrought iron fence and landscaping. The project also includes two 184 sq ft each equipment area for future carriers. The project site currently contains a single family residence and the facility is proposed to be located on the northerly portion of the property and access to the facility will be provided via an approximately 10 ft wide access easement running from Mesa Robles Circle. Project Planner: Damaris Abraham at 951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 2.2

2.3 **PLOT PLAN NO. 25053** - CEQA Exempt - Applicant: Jim Snellenberg - Owner: Snellenberg Family Investment – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Rural Community: Estate Density Residential (2 Acres Minimum) - Located Northerly of 42nd Street, southerly of 41st Street, easterly of Carter Lane, westerly of Adams Street – 1.85 Acres - Zoning: One Family Dwelling – (R-1-12,000) - REQUEST: The Plot Plan is a proposal to construct a 3,000 square foot RV garage storage building with an attached 540 square foot workshop and a 189 square foot patio on 1.85 Acres, associated with the 5,561 square foot residence (BRS110314 under construction) and 397 square foot guest dwelling with attached 139 square foot patio cover located at 41033 Laguna Seca Court unincorporated Riverside County in Bermuda Dunes. Continued from February 6, 2012. APN: 607-160-024. Project Planner: Bahelila Boothe at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

[Staff Report 2.3](#)

3.0 PUBLIC COMMENTS: