



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

April 9, 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 **FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 24344** – Applicant: Harry Fieger – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Dutton Street, southerly of International Park Road, easterly of Cherry Avenue and westerly of Jonathan Avenue – 2.55 Acres – Zoning: Residential Agriculture – 1 Acre minimum (R-A-1) – APPROVED PROJECT DESCRIPTION: To construct a detached 4,000 square foot metal garage on 2.55 acres, associated with the 1,409 square foot residence located at 40020 Bridges Street in Cherry Valley, CA. – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 24344, extending the expiration date to April 5, 2013. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff Report 1.1

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

- 2.1 **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 email bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.1

- 2.2 **PLOT PLAN NO. 25046** - CEQA Exempt - Applicant: Carmen Macias - Owner: Carmen Macias – First Supervisorial District – Cajalco Zoning Area – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density Residential (RC:EDR) 2 Acres Minimum and Open Space Conservations (OS-C) - Located Southerly of Almond Tree Path, westerly of Washington Street, northerly of Harley John Road - 4.24 Acres - Zoning: Watercourse, Watershed & Conservation Areas (W-1) and Residential Agricultural (1 Acre Minimum (R-A-1) - REQUEST: The Plot Plan is a proposal to construct a 1,960 square foot detached horse stable and a 800 square foot hay cover, associated with a 2,780 square main residence with attached 643 square foot garage on 4.24 acres, located at 18345 Almond Tree Path in the unincorporated Riverside County in Riverside. APN: 285-350-012. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.2

- 2.3 **PLOT PLAN NO. 25054** - CEQA Exempt - Applicant: Guy Joseph Romero - Owner: Guy and Hollee Romero – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) - Located Northerly of Calle Juanito, southerly of Avenida Bosque, westerly of Calle Pino – 4.79 Acres - Zoning: Rural Residential – (R-R) – (1/2 Acre Minimum) - REQUEST: The Plot Plan is a proposal to construct a 1,292 square foot detached barn, associated with a 3,964 square foot residence and a 850 square foot guest quarter on 4.79 acres located at 41535 Calle Pino in the unincorporated Riverside County in Murrieta. APN: 932-240-045. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.3

- 2.4 **TENTATIVE PARCEL MAP NO. 36049** – Intent to Adopt a Mitigated Negative Declaration – Applicant: French Valley Towne Center, LLC – Engineer/Representative: Coory Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units Per Acre), Open Space: Conservation (OS-C), and Open Space: Recreation (OS-R) – Location: Northerly of Benton Road, southerly of Brussels Street, easterly of Leon Road, and westerly of Erica Court – 29.55 Gross Acres - Zoning: Specific Plan (SP 284) Planning Area No. 5 & 6 and Greenbelt - **REQUEST:** The tentative parcel map is a Schedule H subdivision of 29.55 acres into two parcels, one (1) future residential development and one (1) for a future community park/regional detention basin. Project Planner: Wendell Bugtai at (951) 955-2419 or email wbugtai@rctlma.org. (Quasi-judicial)

Staff Report 2.4

- 2.5 **PLOT PLAN NO. 25083** - CEQA Exempt – Applicant: Lester and Rhonda Breeden - Owner: Lester and Rhonda Breeden – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Located Northerly Cherrystone Avenue, easterly of Lofty Lane, westerly of Mountain View Avenue, southerly of Pernell Place – .96 Acre - Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) - REQUEST: The Plot Plan is a proposal to construct a 1,754 square foot detached garage with attached 360 square foot workshop and 269 square foot patio cover on .96 acre, associated with the 3,741 square foot residence with attached

1,025 square foot garage and a detached 4,000 square foot metal storage building located at 9243 Mountain View Avenue in the unincorporated Riverside County near Beaumont. APN: 407-240-059. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial).

Staff Report 2.5

- 2.6 **PLOT PLAN NO. 25080** - CEQA Exempt - Applicant: JR Roberts - Owner: Anthony Greer – Third Supervisorial District – Hemet-San Jacinto Zoning Area – San Jacinto Valley Area Plan – Rural Community: Estate Density Residential (RC:EDR) - 2 Acres Minimum - Located Southerly of Vista Road, easterly of State Street, westerly of Stephanie Street - 2.72 Acres - Zoning: Light Agricultural (2 1/2 Acres Minimum)(R-A-2 1/2) - REQUEST: The Plot Plan is a proposal to construct a 2,400 square foot detached metal storage building, associated with a 2,252 square main residence with 759 square foot attached garage on 2.72 acres, located at 30459 Stephanie Street in the unincorporated Riverside County in Hemet. APN: 469-180-003. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial).

Staff Report 2.6

- 2.7 **PLOT PLAN NO. 25079** - CEQA Exempt – Applicant: Gunilla Pratt - Owner: Gunilla Pratt – Third Supervisorial District – Sage Area Zoning District – REMAP Area Plan – Rural: Rural Residential (5 Acres Minimum) - Located Northerly of Wilson Valley Road, southerly of Cahuilla Heights Road, westerly of Reed Valley Road – 80 Acres - Zoning: Rural Residential – (R-R) - REQUEST: The Plot Plan is a proposal to construct a 5,000 square foot detached horse barn associated with the 5,000 square foot residence with attached 937 square foot garage on 80 acres, located at 45870 Wilson Valley Road in the unincorporated Riverside County near Aguanga. APN: 571-170-011. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial).

Staff Report 2.7

3.0 SCOPING SESSION:

- 3.1 **ENVIRONMENTAL IMPACT REPORT NO. 530**– Applicant: Golden Valley Land Company LLC- First/First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural-Rural Mountainous (R:RM), Community Development- Very Low Density Residential (CD:VLDR) – Location: Westerly of Highway 74, southerly of Ethanac Road – 126.4 Gross Acres - Zoning: Rural Residential (R-R) – REQUEST: The Environmental Impact Report proposes to study the possible impacts resulting from 1) a Specific Plan proposing a mixed use development containing residential, commercial, park, and open space uses 2) a General Plan Amendment proposing to create a Specific Plan with two foundations (Rural and Community Development) which will revise the Land Use designations according to the Land Use exhibit in the proposed Specific Plan; 3) a Change of Zone proposing to formalize the Planning Areas, create a site specific zoning ordinance, and to change the zoning on the site from Rural Residential (RR) to Specific Plan. – APN's: 345-190-016 and 345-200-013. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

Staff Report 3.1

4.0 PUBLIC COMMENTS: