



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

APRIL 23, 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. 23215** – Applicant: Bel Vue Trust – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Southerly of Rancho California Road, easterly of Butterfield Stage Road, and westerly of Calle Contento – 40.57 Acres – Zoning: Citrus Vineyard (C/V) – **APPROVED PROJECT DESCRIPTION:** 5,338 square foot winery, vineyard and tasting room. In addition, 100 special events per year shall be permitted as incidental to the winery and vineyard. The existing 2,240 square foot residence will remain on the project site for use as a caretaker's dwelling. The project will provide 140 parking spaces. – **REQUEST: FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23215**, extending the expiration date to January 25, 2013. Project Planner: Adrienne Rossi at (951) 955-6925 or email arossi@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. 24886** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: Sequoia Deployment Services, Inc. - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS:MIN) – Location: Southwesterly corner of Glen Ivy Road and Temescal Canyon Road, more specifically 24650 Glen Ivy Road – 35.63 Acres – Zoning: Mineral Resources & Related Manufacturing (M-R-A) – **REQUEST:** The plot plan proposes a wireless communication facility, for

T-Mobile, disguised as a 65 foot high pine tree with nine (9) panel antennas located on three (3) sectors along with one (1) microwave dish. The 560 square foot lease area surrounded by a 6 foot high wrought iron fence enclosure will contain six (6) equipment cabinets and one (1) GPS antenna. The project site is currently being utilized as surface mining facility and the proposed wireless communication facility is proposed to be located on the northerly portion of the property adjacent to several live trees ranging in height from 27 ft to 87 ft. Access to the facility will be provided via a 12 ft wide access easement running from Glen Ivy Road that also provides access to the water tank located to the west of the project site. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 2.1

- 2.2 **PLOT PLAN NO. 24606** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: SureSite Consulting, LLC - Third Supervisorial District – Ramona Zoning District – San Jacinto Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) – Location: Northerly of Thornton Avenue, southerly of Stetson Avenue, on the easterly side of Girard Street and westerly of Yale Street, more specifically 27100 Girard Street – 9.34 Gross Acres - Zoning: Heavy Agriculture – 1 Acre Minimum (A-2-1) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 60 foot high palm tree with twelve (12) panel antennas located on three (3) sectors along with one (1) microwave antenna. The project includes six (6) equipment cabinets and one (1) GPS antenna surrounded by a six (6) foot high concrete masonry wall enclosure designed to match existing walls in the area in a 527 square foot lease area. Two live palm trees (25 ft and 35 ft high) and additional landscaping are also proposed to be planted around the project area. The project site currently contains a church and the proposed wireless communication facility will be located on the southerly portion of the property adjacent to an existing trash enclosure. Access to the facility will be provided via a 12 ft wide access road from Girard Street. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 2.2

- 2.3 **PLOT PLAN NO. 24561** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: SureSite Consulting, LLC - First Supervisorial District – South Elsinore Zoning District – Elsinore Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Northeasterly of Grand Avenue and southeasterly of Skylark Street, more specifically 19740 Grand Avenue - 15.86 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 50 foot high palm tree with twelve (12) panel antennas located on three (3) sectors and one (1) microwave antenna. The project includes six (6) equipment cabinets and one (1) GPS antenna surrounded by a six (6) foot high split face decorative block wall enclosure. The project site currently contains a church and the proposed wireless communication facility is proposed to be located towards the rear parking lot of the property. The equipment enclosure will be located approximately 83 ft to the southwest of the proposed monopalm and will be surrounded by additional landscaping for added screening. The overall lease area for the project will be 770 sq ft. The project also proposes the planting of two 30 ft high live palm trees within the adjacent parking lot landscape planters. Access to the facility will be provided via a 12 ft wide access easement from Grand Avenue. Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 2.3

- 2.4 **PLOT PLAN NO. 24959** - CEQA Exempt - Applicant: Rod Arsalan - Owner: Clyde Pope – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Community Development: Medium Density Residential – 2-5 Du/Acre Minimum (CD:MDR) - Located Northerly

of Mountain Street, southerly of Ellis Avenue, easterly of Theda Street, westerly of Highway 74 – Zoning: Rural Residential – (R-R) - REQUEST: The Plot Plan is a proposal to permit two unpermitted structures, a 3,100 square foot detached steel covered garage with 5 10 feet by 10 feet roll up doors and a 1,120 square foot detached steel post canopy with attached 1,848 square foot workshop associated with a 1,850 square foot residence on 1.51 acres, located at 24079 Highway 74 in the unincorporated Riverside County near Perris. APN: 347-071-020. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.4

- 2.5 **PLOT PLAN NO. 25098** - CEQA Exempt - Applicant: Casey Lockhart - Owner: Earl and Velma Lockhart – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential – 1 Acre Minimum (RC:VLDR) - Located Northerly of Avenue B, southerly of Markham Street, easterly of Wood Road, westerly of Birch Street – Zoning: Residential Agricultural – (R-A-1) – 1 Acre Minimum - REQUEST: The Plot Plan is a proposal to permit existing unpermitted 1,500 square foot metal storage building, and construct a 378 square foot metal storage building, a 240 square foot lattice patio cover, a 400 square foot lattice patio cover, and a 600 square foot shade sail patio cover, associated with the 3,128 square foot main residence with attached 820 square foot garage on 10 acres, located at 18075 Cedar Street in the unincorporated Riverside County near Perris. APN: 321-030-003. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.5

- 2.6 **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. Continued from April 9, 2012. APN: 932-240-045. Project Planner: Balelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.6

- 3.0 PUBLIC COMMENTS: