



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

JUNE 18, 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 **SECOND EXTENSION OF TIME for PLOT PLAN NO. 22414** – Applicant: SDG Investments, Inc. – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: Easterly of Interstate 15 and westerly of Temescal Canyon Road – 3.05 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) - **APPROVED PROJECT DESCRIPTION:** Construction of a two-story 26,436 square feet industrial building and a 3,600 square feet drive-thru restaurant on 3.05 gross acres. The Industrial building includes 7,147 square feet of office space, 7,000 square feet of kitchen area, and 12,289 square feet of warehouse space. The project includes 107 parking spaces. – **REQUEST:** SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22414, extending the expiration date to December 15, 2012. Project Planner: Adrienne Rossi at (951) 955-6925 or email arossi@rctlma.org. (Quasi-judicial)

[Staff Report 1.1](#)

1.2 **ADOPTION OF THE REVISED 2012 DIRECTOR'S HEARING CALENDAR**

[Staff Report 1.2](#)

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

- 2.1 **PLOT PLAN NO. 24880** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Michael Crawford – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (A:AG) (10 Acre Minimum) – Location: Northerly of Rancho California Road, southwesterly of La Serena Way, and easterly of Butterfield Stage Rd, more specifically 32720 Rancho California Road – 22.8 Acres - Zoning: Citrus Vineyard – 20 Acre Minimum (C/V-20) - **REQUEST:** The plot plan is proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high faux water tank tower. The project includes the installation of fifteen (15) panel antennas located at 47 feet high centerline inside the water tank tower, three (3) GPS antennas, one (1) parabolic antenna, a backup emergency generator, and four (4) equipment cabinets within an 893 square foot lease area surrounded by a 6 foot high split-face block wall enclosure and landscaping. The project site currently contains a winery and the proposed wireless communication facility will be located on the northeasterly portion of the property. Access to the facility will be provided via a 12 ft wide access easement from Rancho California Road. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 2.1

- 2.2 **PLOT PLAN NO. 24330** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Surveying and Engineering – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Vista Del Monte and easterly of Walcott Lane, more specifically 32050 Vista Del Monte – 3.73 Acres - Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high pine tree with eighteen (18) panel antennas located on three (3) sectors along with one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high split-face block wall enclosure will contain a 184 square foot equipment shelter, a backup emergency generator, and two (2) GPS antennas. Two live trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a single family residence and the facility is proposed to be located on the southwesterly portion of the property adjacent to the existing several live trees. Access to the facility will be provided via an approximately 12 ft wide access easement running from Vista Del Monte. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 2.2

- 2.3 **PLOT PLAN NO. 25108** - CEQA Exempt - Applicant: Christopher John Neil - Owner: Christopher John Neil – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan – Community Development: Medium Density Residential – 2-5 DU/Acres Minimum (CD:MDR) - Located Northeasterly of Cottonwood Drive, southerly of Snow Creek Road - Zoning: Residential Agricultural – ½ Acre Minimum – (R-A) – .38 Acre - **REQUEST:** The Plot Plan is a proposal to construct a 1,000 square foot detached Garage on .38 acres, associated with the 850 square foot main residence located at 15971 Cottonwood Road in the unincorporated Riverside County near Whitewater. APN: 522-250-018. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.3

- 2.4 **PLOT PLAN NO. 25122** - CEQA Exempt - Applicant: Tim McDaniel – Engineer/Rep: Mike Perket– First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous – 10 Acres Minimum (R:RM) - Located on Northerly of Via Caballos, southeasterly of Avenida La Cresta, westerly of Avenida Bonita – Zoning: Residential Agricultural – (R-A-5) – 5 Acres - **REQUEST:** The Plot Plan is a proposal to permit a 115 square foot pump house, a 320 square foot shipping container and a 2,248

square foot detached barn with a 2nd story 162 square foot loft area on 5.01 acres, associated with the 5,098 square foot main residence and 1,379 square foot guest quarters located at 19760 Avenida De Felic in the unincorporated Riverside County near Murrieta. APN: 929-210-007. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

[Staff Report 2.4](#)

3.0 PUBLIC COMMENTS: