



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

AUGUST 20, 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. 23170 (FTA 2007-27)** - Applicant: Hogle Ireland, Inc. – First/First Supervisorial District – North Perris Zoning Area - Mead Valley Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) - Location: Northerly of "A" Street, southerly of Citrus Court, easterly of Harvill Avenue, and westerly of Interstate Highway 215 – 16.34 Acres - Zoning: Industrial Park (I-P) – APPROVED PROJECT DESCRIPTION: Develop a 286,829 square foot industrial and distribution warehouse facility on a 16.24 gross acre site with a floor area ratio of 0.41 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 266,829 square feet of warehouse, 10,000 square feet of office, 10,000 square feet of Mezzanine, 185 parking spaces, and 63 loading docks. - **REQUEST: THIRD EXTENSION OF TIME for PLOT PLAN NO. 23170**, extending the expiration date to June 30, 2013. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 1.1

- 1.2 **FIRST EXTENSION OF TIME for PLOT PLAN NO. 22569** – Applicant: David and Gail Bradley – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture (AG) (10 Acre Minimum) – Location: Southerly of Vista Del Monte Road and westerly of Calle Contento. – 10.10 Gross Acres – Zoning: Citrus / Vineyard – 10 Acre Minimum (C/V-10) – APPROVED PROJECT DESCRIPTION: A winery and vineyard including the following incidental uses: wine tasting and sales in a 3,585 square foot building; special

events in a 1,080 square foot enclosed pavilion; a bed and breakfast inn; and a tour business including hot air balloon ride booking and reservations (balloon take-off and landing will occur off-site). The existing building used for storage, will also be used for wine production in the front portion of the building. - **REQUEST:** FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22569, extending the expiration date to December 14, 2012. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 1.2

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

- 2.1 **PLOT PLAN NO. 24978** – Intent to Adopt a Mitigated Negative Declaration – Applicant: AT&T Mobility – Engineer/Representative: Derra Design, Inc. – Second/Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) – Location: Northwesterly corner of Estelle Street and McKinley Street, more specifically 3940 McKinley Street – 3.17 Acres - Zoning: Manufacturing-Serice Commercial (M-SC) - **REQUEST:** The plot plan proposes a wireless communication facility, for AT&T Mobility, disguised as a 70 foot high pine tree with twelve (12) panel antennas located on three (3) sectors, twelve (12) TMA diplexers and twelve (12) remote radio units located behind the panel antennas, and one (1) microwave antenna. The 817 square foot lease area surrounded by a 6 foot high decorative split-face block wall enclosure will contain a 228 square foot equipment shelter and two (2) GPS antennas. Two live pine trees ranging in height from 40 ft. to 60 ft. and additional landscaping are also proposed to be planted around the project area. The project site currently contains an irrigation material supply business and the proposed wireless communication facility is proposed to be located near the rear (northwesterly corner) of the property. Access to the facility will be provided via a 12 ft. wide access easement from Estelle Street. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 2.1

- 2.2 **PLOT PLAN NO. 24992** – Intent to Adopt a Mitigated Negative Declaration – Applicant: AT&T Mobility – Engineer/Representative: Derra Design, Inc. – Third/Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.25 - 0.60 Floor Area Ratio) – Location: Southerly side of Florida Avenue (Highway 74) and westerly of 7th Street, more specifically 43763 Florida Avenue – 0.72 Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The plot plan proposes a wireless communication facility, for AT&T Mobility, disguised as a 70 foot high palm tree with twelve (12) panel antennas located on three (3) sectors, twelve (12) TMA diplexers and twelve (12) remote radio units located behind the panel antennas, and one (1) microwave antenna. The project includes a 160 square foot equipment shelter and two (2) GPS antennas in a 620 square foot lease area. The project site currently contains an appliance repair and sales business and the proposed wireless communication facility will be located towards the rear (southerly portion) of the property. There is an existing 75 ft high monopalm located adjacent to the proposed wireless communication facility and several live trees are also located around the project area. Access to the facility will be provided via a 12 ft wide access easement from 7th Street and the alley located at the rear of the of the property. Project Planner: Damaris Abraham at (951) 955-5719 or email Abraham@rctlma.org. (Quasi-judicial)

Staff Report 2.2

- 2.3 **PLOT PLAN NO. 10130, REVISED PERMIT NO. 3** – Intent to consider an Addendum to a previously adopted Mitigated Negative Declaration – Applicant: Idyllwild Arts Foundation - Engineer: Southland Engineering -Third Supervisorial District - Idyllwild Zoning District – Riverside Extended Mountainous Area Plan – Community Development: Public Facilities

(CD:PF) and Community Development: Medium Density Residential (2-5 dwelling units per acre) (CD:MDR) – Located northerly of Tollgate Road, and westerly of SH-243 – 206 Gross Acres – Zoning: Controlled Development Areas (W-2), Watercourse, Watershed & Conservations Areas (W-1), and One-Family Dwellings Mountain Resort- 9,000 Square Foot Minimum (R-1A-9000). **REQUEST:** The **Plot Plan** proposes revisions to the existing master plan for the Idyllwild Arts foundation campus; modifications include the approval of new buildings, additions to existing buildings, relocation of approved buildings, change of use of existing and previously approved buildings, removal of previously approved buildings, removal of previously approved additions, demolition of existing structures, relocation of Temecula Drive, new gravel/dirt roads, new paved roads, 28 additional parking spaces, and 16 additional accessible parking spaces. Total Development will include 125 buildings and 299 parking spaces. NOTE: The Idyllwild Water District's wastewater treatment facility is located within the boundaries of the project site but is not a part of the project - APN: 557-211-007, 557-050-001, 557-140-001, 557-130-001, 557-120-001. Continued from July 16, 2012. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

Staff Report 2.3

2.4 REMOVED FROM THE AGENDA

- 2.5 **PLOT PLAN NO. 25157** - CEQA Exempt - Applicant: Meg and Barry Roa – Eng./Rep: Pillette Construction – First Supervisorial District – Rancho California Zoning Area Plan – Southwest Area Plan – Rural: Rural Mountainous – 10 Acres Minimum (R:RM) - Located Northeasterly of Avenida Castilla, southwesterly of La Cresta, - Zoning: Residential Agricultural – 5 Acres Minimum – (R-A-5) – 5.08 Acres - REQUEST: The Plot Plan is a proposal to construct a 1,793 square foot detached barn on 5.08 acres, associated with the 5,278 square foot main residence located at 20677 Avenida Castilla in the unincorporated Riverside County near Murrieta. APN: 930-260-019. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.5

- 2.6 **PLOT PLAN NO. 23385** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Destiny Vineyards LLC, Inc – Engineer/Representative: Ken Carrell – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum), Citrus Vineyard Policy Area – Location: Southerly of Rancho California Road and Westerly of Anza Road – 11.01 Gross Acres – Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) **REQUEST:** The plot plan proposes a 42,929 square foot winery facility consisting of a wine sampling room, production room, restaurant, gift shop and administrative offices. A 1,600 square foot temporary tasting room and 331 square foot gazebo are proposed along with 68 parking spaces. Up to 250 special occasions per year with up to 205 people per occasion will be allowed. Wine-sampling room hours of operation are proposed as 10:00 a.m. to 6:00 p.m. daily. Continued from August 8, 2012. Project Planner: Kinika Hesterly at (951) 955-1888 or email khesterl@rctlma.org. (Quasi-judicial)

Staff Report 2.6

3.0 PUBLIC COMMENTS: