



DIRECTOR'S HEARING REPORT OF ACTIONS AUGUST 20, 2012

1.0 CONSENT CALENDAR

1.1 APPROVED

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)

1.2 APPROVED

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)

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

2.1 Staff report recommended: **ADOPTION OF A MITIGATED NEGATIVE DECLARATION; APPROVAL OF PLOT PLAN**

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

Staff recommended at hearing:
**ADOPTION OF A MITIGATED
 NEGATIVE DECLARATION;
 APPROVAL OF PLOT PLAN**

Planning Director's Action:
**ADOPTED A MITIGATED NEGATIVE
 DECLARATION; APPROVED PLOT
 PLAN**

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-Service 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)

2.2 Staff report recommended:
**ADOPTION OF A MITIGATED
 NEGATIVE DECLARATION;
 APPROVAL OF PLOT PLAN**

Staff recommended at hearing:
**ADOPTION OF A MITIGATED
 NEGATIVE DECLARATION;
 APPROVAL OF PLOT PLAN**

Planning Director's Action:
**ADOPTED A MITIGATED NEGATIVE
 DECLARATION; APPROVED PLOT
 PLAN**

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 monopalms 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 dabraham@rctlma.org. (Quasi-judicial)

2.3 Staff report recommended:
REQUEST CONTINUANCE OFF CALENDAR

Staff recommended at hearing:
REQUEST CONTINUANCE OFF CALENDAR

Planning Director's Action:
CONTINUED OFF CALENDAR

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 – Continued from July 16, 2012. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

2.4 **REMOVED FROM CALENDAR**

2.5 Staff report recommended:
APPROVAL

Staff recommended at hearing:
APPROVAL

Planning Director's Action:
CONTINUED TO SEPTEBER 10, 2012

PLOT PLAN NO. 25154 - CEQA Exempt - Applicant: Eric Leon Openshaw – Eng./Rep: Kyle Openshaw – Third Supervisorial District – Rancho California Zoning Area Plan – Southwest Area Plan – Rural: Rural Residential – 5 Acres Minimum (R:RR) - Located Northerly of Chapparel Drive, southerly of Benton, easterly of Deportola, westerly of Calle Greve - Zoning: Residential Agricultural – 2 ½ Acres Minimum – (R-A-1/2) – 3.78 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 1,680 square foot detached garage with an 420 square foot loft area 2nd floor 3.78 acres, associated with the 2,678 square foot main residence with attached 1,120 square foot garage located at 40690 Los Ranchos Circle in the unincorporated Riverside County near Temecula. APN:

941-020-016. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.6 Staff report recommended:
APPROVAL

Staff recommended at hearing:
APPROVAL

Planning Director's Action:
**CONTINUED TO SEPTEMBER
10, 2012**

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)

3.0 PUBLIC COMMENTS: