



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:00 A.M.

MAY 18, 2011

**PLANNING
COMMISSIONERS
2011**

1st District
John Roth
Chairman

2nd District
John Snell
Vice Chairman

3rd District
John Petty

4th District
Jim Porras

5th District
Jan Zuppardo

Planning Director
Carolyn
Syms Luna

Legal Counsel
Michelle Clack
Deputy County
Counsel

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR, BOARD CHAMBERS
RIVERSIDE, CALIFORNIA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. 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 Desiree Bowie at (951) 955-0222 or E-mail at dbowie@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 ITEM REMOVED FROM THE AGENDA

1.2 **PLOT PLAN NO. 24694** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Michael Crawford - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (A:AG) (10 Acre Minimum) – Location: Northerly of Madera De Playa Road, southerly of Rancho California Road, easterly of Callie Contento, and westerly of Anza Road, more specifically 39456 Rancho California Road – 21.61 Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) - **REQUEST:** This plot plan is a proposal by Verizon Wireless to construct a wireless telecommunication facility concealed as a 45 foot high faux water tower. The project includes the installation of eighteen (18) panel antennas located at 41' high centerline inside the water tower, two (2) GPS antennas, a 184 square foot equipment shelter within a 1,600 square foot lease area surrounded by a 6' high split-face block wall and landscaping. - APN: 951-140-041. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

[1.2 Staff Report](#) (10 MB)

[1.2 Conditions of Approval](#)

[1.2 Environmental Assessment](#)

[1.2 Exhibit](#)

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:30 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 NONE

3.0 PUBLIC HEARING: 9:30 a.m. or as soon as possible thereafter:

- 3.1 **PLOT PLAN NO. 24289** – Intent to Adopt a Mitigated Negative Declaration – Applicant: RealCom Associates – Engineer/Representative: HC&D Architects - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Tourist (CD:CT) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Craig Avenue, southerly of Holland Road, and easterly of Highway 79 (Winchester Road) – 37.57 Gross Acres - Zoning: Specific Plan (SP No. 310 - Planning Area No. 3) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) microwave antenna. The 900 square foot lease area surrounded by a 6 foot high v-mesh chain-link fence with green slats, designed to match existing fencing on the property, will contain a 184 square foot equipment shelter and two (2) GPS antennas. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

[3.1 Staff Report](#) (8 MB)

[3.1 Conditions of Approval](#)

[3.1 Environmental Assessment](#)

- 3.2 **PLOT PLAN NO. 23642/VARIANCE NO. 1875** - Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of East Benton Road and westerly of De Portola Road, more specifically 38920 E. Benton Road – 4.57 Gross Acres - Zoning: Residential Agricultural - 5 Acres Minimum (R-A-5) - **REQUEST:** The plot plan proposes a wireless communication facility for T-Mobile, disguised as a 58 foot high palm tree with twelve (12) panel antennas located on three (3) sectors. The antennas and the pole shall not exceed a height of 50 feet. The 390 square foot lease area, surrounded by a split face block wall enclosure and landscaping will contain six (6) equipment cabinets and two (2) GPS antennas. Two 30 foot high live palm trees are also proposed to be planted within the project area. The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance No. 348 Section 19.410 to 58 feet, which thereby raises the maximum height allowed by 8 feet and to reduce the setback requirements from 58 feet to 19 feet from the rear property line, an encroachment of 39 feet due to the topography of the project's location. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

[3.2 Staff Report](#) (12 MB)

[3.2 Conditions of Approval](#)

[3.2 Environmental Assessment](#)

- 3.3 **CHANGE OF ZONE NO. 7460, TENTATIVE PARCEL MAP NO. 34634** – Mitigated Negative Declaration- Applicant: David Kirchner –Engineer/Representative: Winzler and Kelly Land Surveying – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – Community Development: Very Low Density Residential (VLDR) (1 Acre Minimum) – Location: Northerly of Wellman Road, southerly of Cahuilla Road (SH-371), easterly of Ivan Drive, and westerly of Anza Trails – 7.40 Gross Acres – Zoning: Rural Residential (RR) – **REQUEST:** The Change of zone proposes a change from Rural Residential (R-R) to Residential Agriculture -1 Acre Minimum (R-A-1). The Parcel Map is a Schedule 'H' subdivision of 7.40 gross acres into 4 parcels ranging in size from 1.4 acres to 2.29 acres. Project Planner, Adrienne Rossi at 951-955-6925 or e-mail arossi@rctlma.org. (Quasi-judicial)

[3.3 Staff Report](#) (6 MB)

[3.3 Conditions of Approval](#)

[3.3 Environmental Assessment](#)

[3.3 Exhibits](#)

- 3.4 **PUBLIC USE PERMIT NO. 474, REVISED PERMIT NO. 3** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Behavioral Systems Southwest, Inc. – Engineer/Representative: KWC Engineers – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) – Location: easterly of Rubidoux Boulevard and westerly of Pontiac Avenue – 1.02 Gross Acres – Zoning: General Residential (R-3) – **REQUEST:** This, the third Revised Permit to the approved Public Use Permit proposes to add 3,636 square feet of building area and 30 parking spaces to the existing permitted 5,091 square foot Residential Reentry Center (RRC) facility for a total building area of 8,727 square feet. The existing 609 square foot office and 2 storage buildings at 120 square feet each will remain. The Revised Public Use Permit additionally requests to have a life span of 20 additional years from the existing expiration date (November 22, 2012) conditioned under the previous Revised Permit and will expire on November 22, 2032. (Continued from April 20, 2011) Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org. (Quasi-judicial)

[3.4 Staff Report](#) (29 MB)

[3.4 Conditions of Approval](#)

[3.4 Environmental Assessment](#)

4.0 WORKSHOPS: 9:30 a.m. or as soon as possible thereafter:

4.1 **NONE**

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS