



# RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

9:00 A.M.

JULY 20, 2011

**PLANNING  
COMMISSIONERS  
2011**

**1<sup>st</sup> District**  
John Roth  
Chairman

**2<sup>nd</sup> District**  
John Snell  
Vice Chairman

**3<sup>rd</sup> District**  
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**4<sup>th</sup> District**  
Jim Porras

**5<sup>th</sup> District**  
Jan Zuppardo

**Planning Director**  
Carolyn  
Syms Luna

**Legal Counsel**  
Michelle Clack  
Deputy County  
Counsel

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951 955-3200

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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](mailto: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 **SECOND EXTENSION OF TIME for PLOT PLAN NO. 20699** - Applicant: Hogle Ireland - First Supervisorial District - March Zoning Area - Mead Valley Area Plan: Community Development - Light Industrial (CD-LI) (0.25-0.60) - Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Decker Road and westerly of Interstate 215 - 68.80 Gross Acres - Zoning: Manufacturing - Medium (M-M) and Industrial Park (I-P) - APPROVED PROJECT DESCRIPTION: Proposes to develop five (5) industrial buildings on a 68.85 gross acre site with a floor area ratio of 0.43 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 34,000 square feet of office, 425, 289 square feet of landscaping area (35%), 927 parking spaces, and a 14 foot trail easement along Harvill Avenue and Old Oleander Avenue. The total building square footage proposed is 1,206,710 square feet as follows: Building A proposes 369,642 square feet with 39 loading docks in Parcel five (5); Building B1 proposes 60,701 square feet with 14 loading docks in Parcel four (4); Building B2 proposes 93,786 square feet with 18 loading docks in Parcel three (3); Building C proposes 592,885 square feet with 91 loading docks in Parcel one (1); and Building D proposes 89,696 square feet with 14 loading docks in Parcel two (2); and 180, 242 square feet of storm drain easements in Parcel six (6) and seven (7). The project will be built in two phases: Phase I will include the construction of proposed Buildings A and C within Parcels five (5) and one (1), right-of-way landscaping along Harvill Avenue and Oleander Avenue, and a public art monument within Parcel three (3); Phase II will include the construction of proposed Buildings B1, B2, and D within Parcels two (2),

three (30, and four (4). **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20699**, extending the expiration date to June 25, 2012. Project Planner, Larry Ross at 951-955-3585 or e-mail [lross@rctlma.org](mailto:lross@rctlma.org).

**1.1 Staff Report** (3MB)

- 1.2 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31199** - Applicant: Stephen Marcie - First Supervisorial District – Lake Mathews Zoning District - Lake Mathews/Woodcrest Area Plan: Low Density Residential (LDR) - Location: Easterly of La Sierra Avenue, northerly of Orchard View Lane and southerly of Dufferin Avenue – 8.8 Acres - Zoning: Residential Agricultural (R-A) – APPROVED PROJECT DESCRIPTION: Schedule B subdivision of 8.8 acres into 15 single-family lots. **REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31199**, extending the expiration date and to reflect SB1185 and AB333 benefits to January 5, 2012. (Continued from July 6, 2011) Project Planner, Scott Arnold at 951-955-3585 or e-mail [sarnold@rctlma.org](mailto:sarnold@rctlma.org).

**1.2 Staff Report** (3MB)

**2.0** GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **NONE**

**3.0** PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:

- 3.1 **PLOT PLAN NO. 24520** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: Barbara Saito - First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) – Location: Southeasterly corner of Grand Ave and Maiden Lane, more specifically 33020 and 33040 Maiden Lane – 2.3 Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan is a proposal for T-Mobile to collocate six (6) panel antennas located on three (3) sectors on an existing monopine. The monopine will be extended by 10 feet to reach a total height of 70 feet and the proposed antennas will be located at 66 feet high on the monopine. The project will also include four (4) equipment cabinets and one (1) GPS antenna in a 270 square foot lease area surrounded by an 8 foot high concrete masonry unit retaining wall and wood fence enclosure. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

**3.1 Staff Report** (19 MB)

**3.1 Conditions of Approval**

**3.1 Environmental Assessment**

**4.0** WORKSHOPS: 9:00 a.m. or as soon as possible thereafter:

4.1

**PROJECT DESCRIPTION:** The Wine Country Community Plan has been initiated by the County Board of Supervisors to ensure that the region develops in an orderly manner that maximizes the area's unique viniculture potential, while protecting the area's equestrian and rural lifestyles.

The Temecula Valley Wine Country is currently experiencing an unprecedented level of development interest, with more than thirty new projects in process. To meet the challenge of integrating these types of new projects into the existing community, on October 21, 2008, the Riverside County Board of Supervisors, under the leadership of Sup. Stone has directed Planning Staff to initiate a comprehensive plan for the Temecula Valley Wine Country. General Plan Amendment 1077 (GPA 1077) is an amendment that the County has initiated to comprehensively reassess the needs of the Temecula Valley Wine Country. GPA 1077 anticipates land use and circulation element changes to the Citrus Vineyard and Valle de Los Caballos Policy Areas of the Southwest Area Plan in the General Plan document. Project Planner Mitra Mehta-Cooper at 951-955-8514 or e-mail [mmehta@rctlma.org](mailto:mmehta@rctlma.org).

This is not a public hearing and NO DECISION on the proposal will be made at this time.

**5.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

**6.0** DIRECTOR'S REPORT

**7.0** COMMISSIONER'S COMMENTS