



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2012

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Legal Counsel
Michelle Clack
*Deputy County
Counsel*

Phone
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9:00 A.M.

March 21, 2012

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 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 **PLOT PLAN NO. 24760** – Applicant: Mobilitie – Engineer/Representative: Spectrum Surveying and Engineering, Inc. - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (A:AG) (10 Acre Minimum) – Location: Northwesterly of Pauba Road and Mesa Robles Circle and easterly of Butterfield Stage Rd, more specifically 41050 Mesa Robles Circle – 5.2 Acres - Zoning: Residential Agricultural (R-A) - **REQUEST: RECEIVE AND FILE** the Notice of Decision acted on by the Planning Director on February 27, 2012 for the plot plan that proposes a wireless communications facility, for Mobilitie, disguised as a 50 foot high faux water tank tower in a 5,625 square foot lease area. The project includes the installation of twelve (12) panel antennas located at 47 foot high centerline inside the water tank tower, a 30kw standby generator, and a 184 square foot equipment shelter for Verizon Wireless surrounded by a stepped wall, a 6 foot high wrought iron fence and landscaping. The project also includes two 184 sq ft each equipment area for future carriers. The project site currently contains a single family residence and the facility is proposed to be located on the northerly portion of the property and access to the facility will be provided via an approximately 10 ft wide access easement running from Mesa Robles Circle. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 1.1

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- 1.2 **PLOT PLAN NO. 24807** – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - Fifth Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) – Location: Northwesterly of Highway 74 and Rosetta Canyon Road – 4.09 Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST: RECEIVE AND FILE** the Notice of Decision acted on by the Planning Director on February 6, 2012 for the plot plan that proposes a wireless communication facility, for T-Mobile, disguised as a 70 foot high pine tree with twelve (12) panel antennas located on three (3) sectors along with one (1) parabolic antenna. The 740 square foot lease area surrounded by a 6 foot high wrought iron fence enclosure will contain six (6) equipment cabinets and two (2) GPS antennas. Three live pine trees with a minimum height of 25 ft and additional landscaping are also proposed to be planted around the project area. The project site currently contains a manufacturing facility and the proposed wireless communication facility will be located on the northeasterly portion of the property adjacent to several live trees ranging in height from 12 ft to 45 ft. Access to the facility will be provided via an existing access road from Highway 74 that also provides access to the manufacturing facility. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 1.2

- 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 **CHANGE OF ZONE NO. 7543 / TENTATIVE PARCEL MAP NO. 33971** – Intent to Adopt Mitigated Negative Declaration – Applicant: Mark Stoker – Engineer/Representative: Benjamin Egan, P.E. - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture (AG) (10 AC Min.)– Location: Southerly of Airport Boulevard, northerly of Avenue 58, easterly of Hernandez Lane, westerly of Apollo Lane, located at 84-155 Avenue 56 (Airport Boulevard) in Vista Santa Rosa – 20.95 Gross Acres – Zoning: Light Agriculture - 20 Acre Minimum (A-1-20) – **REQUEST:** Proposal to change zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Light Agriculture – 5 Acre Minimum (A-1-5), and, proposed Schedule H Tentative Parcel Map to divide 20.95 acres into three (3) lots ranging in size from five gross acres to 10 gross acres. – APN: 759-020-032. Project Planner: Jay Olivas at (951) 955-1195 or email jolivas@rctlma.org. (Legislative)

Staff Report 3.1

- 4.0 WORKSHOPS:

- 4.1 **General Plan Amendment No. 1097** proposes an update to the Housing Element (Chapter 8) for the Riverside County General Plan in accordance with, and incorporating revisions approved by the State of California Department of Housing and Community Development (HCD) for the planning period of January 2006 - July 2014. The County of Riverside Housing Element is an integral part of the County's overall General Plan. This element assesses the current and future housing needs of all income groups and formulates goals, policies and programs to address those needs for the unincorporated areas of Riverside County. Project Planner: Adam Rush at (951) 955-6646 or email arush@rctlma.org. (Legislative)

Staff Report 4.1

Housing Element 4.1

Environmental Assessment 4.1

- 5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

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6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS