



# RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

## PLANNING COMMISSIONERS 2012

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Carolyn  
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**Legal Counsel**  
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Counsel*

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9:00 A.M.

April 18, 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](mailto: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 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32171** - Applicant: Meritage Homes, LLC – Third Supervisorial District – French Valley Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) - Location: Northerly of Jean Nicolas Road, southerly of Monaco Court and easterly of Elliot Road – 15.0 Gross Acres – Zoning: One Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 15 acres into 56 single family residential lots. - **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32171, extending the expiration date and to reflect SB1185, AB333 and AB208 benefits to December 14, 2013. Project Planner: Adrienne Rossi at (951) 955-6925 or email [arossi@rctlma.org](mailto:arossi@rctlma.org). (Quasi-judicial)

#### Staff Report 1.1

- 1.2 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 24918** – Applicant: T-Mobile West Corporation – Engineer/Representative: KDC Architects Engineers, P.C. – Third/Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Easterly of Calvert Avenue and on the northerly side of Highway 74 – 11.74 Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** Receive and file the Notice of Decision by the Planning Director on March 26, 2012 to adopt a mitigated negative declaration and

approve the plot plan that proposes a wireless communication facility, for T-Mobile, disguised as a 70 foot high palm tree with four (4) panel antennas located on two (2) sectors along with one (1) microwave antenna. The project includes four (4) equipment cabinets and one (1) GPS antenna surrounded by a six (6) foot high split face decorative block wall enclosure in a 447 square foot lease area. Three live palm trees (20 ft, 25 ft, and 30 ft high) and additional landscaping are also proposed to be planted around the project area. The project site currently contains a 69 ft high monopalm located approximately 280 feet southwest of the proposed wireless communication facility. Access to the facility will be provided via a 12 ft wide access easement from Bethel Avenue. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

### Staff Report 1.2

- 1.3 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 24735** – Applicant: T-Mobile West Corporation – Engineer/Representative: Alexis Osborn - First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southwesterly corner of Markham Street and Haines Street, more specifically 18501 Haines Street - 1.23 Gross Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** Receive and file the Notice of Decision by the Planning Director on March 26, 2012 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility, for T-Mobile, disguised as a 50 foot high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) microwave antenna, six (6) equipment cabinets, and two (2) GPS antennas surrounded by a six (6) foot high wrought iron fence enclosure in a 558 square foot lease area. Two 25 ft high and one 30 ft high live pine trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a church and the proposed wireless communication facility is proposed to be located near the rear (southwesterly corner) of the property and access to the facility will be provided via a 12 ft wide access easement from Haines Street. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

### Staff Report 1.3

- 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 **CONDITIONAL USE PERMIT NO. 3386, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Harold D. Meyers – Engineer/Representative: Dennis Janda & Associates - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Light Industrial (LI) (0.25-0.60 Floor Area Ratio), Public Facilities (PF) (<0.60 Floor Area Ratio) – Location: Northerly of Highway 79, easterly of Interstate 15 and westerly of Rainbow Canyon Road – 6.29 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The proposed revised permit is for a 3,586 square foot building that will include security uses, a caretaker's facility, offices and storage area and a 112 square foot building for a restroom. The project proposes 5 parking spaces and 5 truck parking spaces. The existing propane storage facility comprised of six (6) 30,000 gallon propane tanks, approved by CUP03386, will remain. Project Planner: Kinika Hesterly at (951) 955-1888 or email [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)

### Staff Report 3.1

**3.2 ITEM REMOVED FROM THE AGENDA**

- 3.3 TENTATIVE TRACT MAP NO. 30238** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Partnership – Engineer/Representative: Adkan Engineers – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Mariposa Avenue, southerly of Ponderosa Lane, and easterly of Suttles Drive – 34.74 Gross Acres – Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) – **REQUEST: Tentative Tract Map No. 30238** is a Schedule “B” subdivision of 34.74 gross acres into 26 residential lots with lot sizes ranging from 1.0 to 3.6 acre gross. Project Planner: Wendell Bugtai at (951) 955-2419 or email [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org). (Quasi-judicial)

**Staff Report 3.3**

- 3.4 SPECIFIC PLAN NO. 380, GENERAL PLAN AMENDMENT NO. 951, CHANGE OF ZONE NO. 7723** - Certify an Environmental Impact Report – Applicant: Hanna Marital Trust – Engineer/Representative: Geoff Scott – Third Supervisorial District – French Valley Community – Southwest Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) – Highway 79 Policy Area – Location: Northerly of Keller Road, easterly of Pourroy Road, on the southerly of foothills that are approximately ½ mile south of Scott Road and westerly of State Highway 79 – 201.1 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Specific Plan proposes eight (8) land use Planning Areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes up to 400,000 square feet of commercial retail uses and up to 250,000 square feet of commercial office uses on 61.8 acres, medium density residential uses (up to 73 dwelling units with a minimum lot size of 5,000 sq.ft.) low density residential uses (up to 22 dwelling units with ½ acre minimum lot sizes) on 36.4 acres, 21.6 acres for mixed use (up to an additional 225 housing units within a Continuing Care Retirement Community), 61.1 acres for open space conservation, and 20.2 acres for master plan roadways. The General Plan Amendment proposes to change the site's foundation component from Rural to Community Development, and amend the land use designation from Rural Residential (R: RR) to Community Development Specific Plan: (CD:SP) with Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Master Plan Roadways (MPR) as reflected in the Specific Plan Land Use Plan. The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone and establish legal boundaries for each of the 8 Planning Areas. The Environmental Impact Report has analyzed the potential environmental impacts of the proposed project. Project Planner: Kinika Hesterly at (951) 955-1888 or email [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Legislative)

**Staff Report 3.4****4.0 WORKSHOPS:**

- 4.1 SANTA ANA RIVER TRAIL MASTER PLAN:** Corona, Norco, Eastvale, and Segment State Route 71 to Hidden Valley Wildlife Area. Staff Contact: Marc Brewer, Senior Park Planner for Regional Parks and Open Space District at (951) 955-4316 or email [MBrewer@rivcoparks.org](mailto:MBrewer@rivcoparks.org).

**5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA****6.0 DIRECTOR'S REPORT****7.0 COMMISSIONER'S COMMENTS**