



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# RIVERSIDE COUNTY PLANNING COMMISSION

## PLANNING COMMISSIONERS 2012

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**2<sup>nd</sup> District**  
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**Planning Director**  
Carolyn  
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**Legal Counsel**  
Michelle Clack  
*Deputy County  
Counsel*

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9:00 A.M.

JULY 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 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 24880** –Applicant: Verizon Wireless – Engineer/Representative: Michael Crawford – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (A:AG) (10 Acre Minimum) – Location: Northerly of Rancho California Road, southwesterly of La Serena Way, and easterly of Butterfield Stage Rd, more specifically 32720 Rancho California Road – 22.8 Acres - Zoning: Citrus Vineyard – 20 Acre Minimum (C/V-20) - **REQUEST: RECEIVE AND FILE** the Notice of Decision by the Planning Director on June 18, 2012 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high faux water tank tower. The project includes the installation of fifteen (15) panel antennas located at 47 feet high centerline inside the water tank tower, three (3) GPS antennas, one (1) parabolic antenna, a backup emergency generator, and four (4) equipment cabinets within an 893 square foot lease area surrounded by a 6 foot high split-face block wall enclosure and landscaping. The project site currently contains a winery and the proposed wireless communication facility will be located on the northeasterly portion of the property. Access to the facility will be provided via a 12 ft wide access easement from Rancho California Road. Project Planner: Damaris Abraham at (951) 955-5719 or email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

### [Staff Report 1.1](#)

- 1.2 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 24330** – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Surveying and Engineering – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Vista Del Monte and easterly of Walcott Lane, more specifically 32050 Vista Del Monte – 3.73 Acres - Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) - **REQUEST: RECEIVE AND FILE** the Notice of Decision by the Planning Director on June 18, 2012 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high pine tree with eighteen (18) panel antennas located on three (3) sectors along with one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high split-face block wall enclosure will contain a 184 square foot equipment shelter, a backup emergency generator, and two (2) GPS antennas. Two live trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a single family residence and the facility is proposed to be located on the southwesterly portion of the property adjacent to the existing several live trees. Access to the facility will be provided via an approximately 12 ft wide access easement running from Vista Del Monte. Project Planner: Damaris Abraham at (951) 955-5719 or email at [dabraham@rctlma.org](mailto: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 **GENERAL PLAN AMENDMENT NO. 1112** – Applicant: Sukut Development, Inc. – Engineer/Representative: Steve Sukut – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.35 Floor Area Ratio) – Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road – 6.2 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) and Mineral Resources (M-R) – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Light Industrial (CD: LI) (0.25 – 0.35 Floor Area Ratio) Land Used Designation to Community Development: Highest Density Residential (CD: HHDR) (20 – 40 Dwelling Units per Acre). Project Planner: Christian Hinojosa at (951) 955-0972 or email [chinojos@rctlma.org](mailto:chinojos@rctlma.org). (Legislative)

### Staff Report 2.1

- 2.2 **GENERAL PLAN AMENDMENT NO. 1113** – Applicant: Regent Properties – Engineer/Representative: Webb and Associates - Third Supervisorial District – Rancho California Zoning Area- Southwest Area Plan: Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 214.58 Gross Acres - Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10) - **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation for the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) to Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-C) and Very High Density Residential (VHDR)(14-20 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan - APN(s): 472-170-001, 472-180-001, 476-010-040, and 476-010-045 - Concurrent Cases: SP382, GPA1013, GPA1014, CZ 7775. (Legislative)

### Staff Report 2.2

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

- 3.1 **GENERAL PLAN AMENDMENT NO. 1097 – UPDATE TO THE HOUSING ELEMENT - CONTINUED TO SEPTEMBER 19, 2012** - Intent to Adopt Negative Declaration – Applicant: County of Riverside –

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Representative: County of Riverside. - All Supervisorial Districts – All zoning districts and areas – All Area Plans and Land Use Foundations – Location: Countywide – **REQUEST:** 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. Riverside County's housing needs have been identified by the Regional Housing Needs Assessment (RHNA), prepared by the Southern California Association of Governments (SCAG) in conjunction with the State of California for the planning period of January 2006 - July 2014. The Housing Element establishes goals, policies and programs intended to address the County's housing needs as identified by RHNA and guides the County in dealing with those needs through the 8 ½ year planning period. The Housing Element is mandated by the State of California Office of Planning and Research as one of the seven required elements of a General Plan. Continued from May 23, 2012. Project Planner: Adam Rush at (951) 955-6646 or email [arush@rctlma.org](mailto:arush@rctlma.org). (Legislative)

- 3.2 **CONDITIONAL USE PERMIT NO. 3651** – Intent to Adopt Negative Declaration – Applicant: Dau Nguyen Long – Engineer/Representative: Trans American Engineering – Fifth Supervisorial District – Elsinore Area Plan - Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) – Location: Westerly of Highway 74, southerly of El Toro Cutoff Road and northerly of Ardenwood Way – 4.24 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Conditional Use Permit proposes metal collection recycling and processing facility with a 504-square foot mobile trailer. Project Planner: David Mares at (951) 955-9076 or email [dmares@rctlma.org](mailto:dmares@rctlma.org). (Quasi-judicial)

### Staff Report 3.2

- 3.3 **GENERAL PLAN AMENDMENT NO. 1052 / CHANGE OF ZONE NO. 7718 / CONDITIONAL USE PERMIT NO. 3629** – Intent to Adopt a Mitigated Negative Declaration – Applicant: AMS Group, LLC – Engineer/Representative: Cozad & Fox, Inc. – Fifth/Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), Cherry Valley Policy Area – Location: Northerly of Brookside Avenue and easterly of Nancy Avenue – 18.44 Gross Acres – Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Foundation Component and Land Used Designation to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on 18.44 gross acres. The Change of Zone proposes to amend the zoning classification for the subject property from Light Agriculture - 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P) on 18.44 gross acres. The Conditional Use Permit proposes a two (2) phase mini-warehouse facility on 5.94 acres of a 18.44 gross acre site. The development for Phase I includes sixteen (16) multi-unit storage buildings totaling 84,025 square feet, 8,865 square feet of carport storage for approximately 18 vehicles, 35,100 square feet of gravel based outside storage area for approximately 81 vehicles and seven (7) parking spaces. The development for Phase II includes a 5,500 square foot multi-unit storage building. The existing 2,450 square foot single family residence shall be converted into a 500 square foot office and a 1,950 square foot caretaker's unit. The existing 1,320 square foot single family residence and 350 square foot barn are proposed for demolition. Project Planner: Christian Hinojosa at (951) 955-0972 or email [chinojos@rctlma.org](mailto:chinojos@rctlma.org). (Legislative)

### Staff Report 3.3

- 3.4 **PLOT PLAN NO. 24606 – CONTINUED TO DECEMBER 5, 2012** - Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: SureSite Consulting, LLC - Third Supervisorial District – Ramona Zoning District – San Jacinto Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) – Location: Northerly of Thornton Avenue, southerly of Stetson Avenue, on the easterly side of Girard Street and westerly of Yale Street, more specifically 27100 Girard Street – 9.34 Gross Acres - Zoning: Heavy Agriculture – 1 Acre Minimum (A-2-1) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 60 foot high palm tree with twelve (12) panel antennas located on

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three (3) sectors along with one (1) microwave antenna. The project includes six (6) equipment cabinets and one (1) GPS antenna surrounded by a six (6) foot high concrete masonry wall enclosure designed to match existing walls in the area in a 527 square foot lease area. Two live palm trees (25 ft and 35 ft high) 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 will be located on the southerly portion of the property adjacent to an existing trash enclosure. Access to the facility will be provided via a 12 ft wide access road from Girard Street. Continued from May 23, 2012 and June 20, 2012. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

### Staff Report 3.4

#### 4.0 WORKSHOPS:

- 4.1 **L.I.D. TESTING AND DEMONSTRATION FACILITY:** Contact - Warren “Dusty” Williams, General Manager-Chief Engineer Riverside County Flood Control and Water Conservation District at (951) 955-1250 or email [dustyw@rcflood.org](mailto:dustyw@rcflood.org).
- 4.2 **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).
- 4.3 **MOCKINGBIRD TRAIL:** 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).
- 4.4 **PINES TO VINES UPDATE:** 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