



PLANNING COMMISSION HEARING REPORT OF ACTIONS DECEMBER 5, 2012

1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS

3.1 Staff Recommendation: **CONTINUE OFF CALENDAR**

Staff Recommendation at Hearing:
CONTINUE OFF CALENDAR

Planning Commission Action:
**BY A VOTE OF 4-0
(COMMISSIONER SANCHEZ
ABSTAINED) CONTINUED OFF
CALENDAR**

PLOT PLAN NO. 24606 – RECOMMENDATION: CONTINUE OFF CALENDAR – 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 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. Pulled and set for hearing at the May 23, 2012 Planning Commission and continued from the June 20, 2012 Planning Commission. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

3.2 Staff Recommendation: **THREE OPTIONS FOR CONSIDERATION BY THE COMMISSIONERS**

GENERAL PLAN AMENDMENT NO. 1077 (TEMECULA VALLEY WINE COUNTRY POLICY AREA); ORDINANCE AMENDMENT NO. 348.4729; and PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524. The Temecula Valley Wine Country Policy Area is

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Staff Recommendation at Hearing:
**THREE OPTIONS FOR
CONSIDERATION BY THE
COMMISSIONERS**

Planning Commission Action:
**BY A VOTE OF 4-1
(COMMISSIONER ROTH VOTED
NAY), STAFF WILL PROCEED
WITH OPTION NO. 3,
DISCUSSION WILL CONTINUE
DECEMBER 19, 2012, IN
RIVERSIDE**

generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The policy area covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border; east of the City of Temecula; south of Lake Skinner; and northwest of Vail Lake.

The individual components include:

1. General Plan Amendment No. 1077 amending the existing Southwest Area Plan (SWAP) and certain elements of the County of Riverside General Plan to incorporate the Temecula Valley Wine Country Policy Area.
2. Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area.
3. Program Environmental Impact Report No. 524 (PEIR No. 524)

Continued from July 25, 2012, August 22, 2012, and September 26, 2012. (Public Hearing Closed to Further Public Testimony)

4.0 WORKSHOP

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS