



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 21, 2018**

1.0 CONSENT CALENDAR

- 1.1 PLOT PLAN NO. 25987 – RECEIVE and FILE** – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Community Development: Medium Density Residential (CD-MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Drive, southerly of North Circle Drive, easterly of Village Center Drive, and westerly of River Drive – 3.18 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Village Tourist Residential (R-3A) – **REQUEST:** Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with 12 antennas, 15 RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. ft. lease area surrounded by a 6-foot-high block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. **RECEIVED AND FILED.**
- 1.2 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30908** – Applicant: ERP Holding Co., Inc., c/o Cydney White – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Spring Street, westerly of Mount Vernon Avenue, and northerly of Palmyrita Avenue – 105.15 Acres – Zoning: Specific Plan (S-P) No. 330, Planning Area: 1 – Approved Project Description: Subdivision of 105.15 acres into 437 residential lots, with a minimum lot size of 5,000 sq. ft., 11 open space lots, and two (2) park sites – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30908, extending the expiration date to December 21, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 30908, extending the expiration date to December 21, 2020.
- 1.3 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30909** – Applicant: ERP Holding Co., Inc., c/o Cydney White – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Pigeon Pass Road, southerly of E. Center Street, easterly of Mount Vernon Avenue, and westerly of Riverside Avenue – 78.8 Acres – Zoning: Specific Plan (Specific Plan No. 330, Planning Area 3) – Approved Project Description: Subdivision of 78.8 gross acres into 213 residential lots, with a 4,000 sq. ft. minimum lot size, 10 open space lots, one (1) 33.45 acre park, and one (1) 1.38 acre reservoir – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30909, extending the expiration date to December 21, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED:** Fourth Extension of Time Request for Tentative Tract Map No. 30909, extending the expiration date to December 21, 2020.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**
NONE
- 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**
- 3.1 SURFACE MINING PERMIT NO. 152, REVISION NO. 2 – Intent to Consider an Addendum to a Mitigated Negative Declaration** – EA42940 – Applicant: Hanson Aggregates, LLC – Second Supervisorial District – El Cerrito Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral (OS-MIN) – Location: Northerly of Cajalco Road, southerly of Highway 91, easterly of Interstate 15, and westerly of Eagle Canyon Road – 128 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (M-R-A) – **REQUEST:** This Amended Surface Mining Permit proposes to set the hours of operation of mining activities greater than 300 feet inside the property boundary to 24 hours per day, 7 days a week. **Planning Commission Action:** Public Comments: Closed
By a vote of 5-0
CONTINUED to April 18, 2018.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 21, 2018**

week, and the hours of operation of mining activities less than 300 feet inside the property boundary to between the hours of 6:00 a.m. and 10:00 p.m., 7 days a week. In addition, it proposes to permit transporting operations 24 hours a day, 7 days a week, with the exception of along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road, which shall be limited to the hours of 6:00 a.m. and sunset (of the same day), Monday through Friday. Continued from October 4, 2017 and December 6, 2017. Project Planner: Dan Walsh at (951) 955-6187 or email at dwalsh@rivco.org.

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 GENERAL PLAN AMENDMENT NO. 1202/CHANGE OF ZONE NO. 7885/TENTATIVE TRACT MAP NO. 37254 – Intent to Adopt a Negative Declaration** – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG-AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and westerly of Camino Del Vino – 51.5 Acres – Zoning: Citrus/Vineyard (C/V-10) – **REQUEST: General Plan Amendment No. 1202** proposes to amend the General Plan Policy Area from the Temecula Valley Wine Country Policy Area – Winery District to the Temecula Valley Wine Country Policy Area – Residential District. **Change of Zone No. 7885** proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre lot minimum lot size (C/V-10) to Wine Country – Residential (WC-R) – **Tentative Tract Map No. 37254**, a Schedule “D” Subdivision proposes to subdivide approximately 51.5 acres into eight (8) single-family residential lots. The lots range in size from 6 to 8.5 gross acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- Planning Commission Action:**
Public Comments: Open
By a vote of 5-0
- CONTINUED** to March 21, 2018.

- 4.2 CHANGE OF ZONE NO. 7939 – No New Environmental Documents Required** – EA42880 – Silverhawk Self Storage, LLC – Third Supervisorial District – Southwest Area Plan: Rancho California Zoning Area – Town Center: Commercial (TC-C) – Zoning: Specific Plan No. 213, Planning Area 9 (Winchester Properties, Silverhawk) Location: Northerly of Calistoga Drive and Commerce Court – 4.36 Gross Acres – **REQUEST:** The Change of Zone No. 7939 proposes to define the boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213 of Ordinance No. 348. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowie@rivco.org.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
- The Planning Commission Recommend the Following Actions to the Board of Supervisors:
FIND that No New Environmental Document is Required; and
- TENTATIVELY APPROVE** Change of Zone No. 7939, subject to conditions of approval.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS