



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 4, 2015**

1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 896 (Foundation and Entitlement/Policy) – Intent to Adopt a Negative Declaration – Applicant: Greg Tonkinson – Engineer/Representative: LSA Associates, Inc. – First Supervisorial District – Area Plan: Temescal Canyon – Zone Area: Glen Ivy – Zone: Mineral Resources & Related Manufacturing (M-R-A) – Policy Area: Serrano and Temescal Wash – Location: North of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive – Project Size: 6.3 acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Water (W) to Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 6.3 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Action:
Public Comments: Closed

By A Vote Of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-020; and,

THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41689; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 896.

4.2 GENERAL PLAN AMENDMENT NO. 917 (Foundation and Entitlement/Policy) – Intent to Adopt a Negative Declaration – Applicant: Sean Court Estates, LLC. – Engineer/Representative: Vit Liskutin – Fifth Supervisorial District – Area Plan: Reche Canyon/Badlands – Zone District: Edgemont-Sunnymead – Zone: Residential Agricultural (R-A-1) (1-acre minimum) – Location: North of Walther Avenue, east of Keith Drive, and west of Sean Court – Project Size: 8.48 acres –

Planning Commission Action:
Public Comments: Closed

By A Vote Of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-015; and,

THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 4, 2015**

REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) on one parcel, totaling 8.48 acres.

Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41739; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 917.

4.3 GENERAL PLAN AMENDMENT NO. 945 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7743 – Intent to

Adopt a Mitigated Negative Declaration – Applicant: Ashlee Lewis – Engineer/Representative: Bill Warner – Third Supervisorial District – Area Plan: Southwest – Zone Area: Rancho California – Zone: Light Agriculture (A-1-5) (5-acre minimum) – Policy Area: Highway 79 – Location: East of Dickson Path, South of Auld Road, West of Maddalena Road, and North of Mazoe Street – Project Size: 9.49 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Commercial Retail (CR) (0.20-0.35 floor area ratio), and change the Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on two parcels, totaling 9.49 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Action:

Public Comments: Closed

By A Vote Of 5-0

DENIED GENERAL PLAN AMENDMENT NO. 945 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7743.

4.4 GENERAL PLAN AMENDMENT NO. 955 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7714 – Intent to

Adopt a Negative Declaration – Applicant: Happy Valley, LLC – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Area Plan: Western Coachella Valley Area Plan – Zone Region: Chuckawalla – Zone: W-2-40 and W-2-140 (Controlled Development) – Location: South of 28th Avenue, west of Sunny Rock Road, East of Happy Valley Road, North of 30th Avenue – Project Size: 631.8 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component

Planning Commission Action:

Public Comments: Closed

By A Vote Of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-014; and,

PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41783; and,

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 4, 2015**

from Rural (R) and Open Space (OS) to Rural Community (RC), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) and Rural (OS:R) (20-acre minimum) to Estate Density Residential (EDR) (2-acre minimum) and change the site's zoning classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential) on 12 parcels, totaling 631.8 acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 955; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7714.

- 4.5 GENERAL PLAN AMENDMENT NO. 983 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7875** – Intent to Adopt a Negative Declaration – Applicant: David Jeffers Consulting, Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Third Supervisorial District – Area Plan: San Jacinto Valley – Zone District: Valle Vista – Zone: Light Agriculture (A-1-5) – Location: Northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue – Project Size: 3.34 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio), and change the site's zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Action:
Public Comments: Closed

By A Vote Of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-017; and,

THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41810**; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 983; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7875.

- 4.6 GENERAL PLAN AMENDMENT NO. 1036 (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Miguel Sandoval – Engineer/Representative: Miguel Sandoval – Fifth Supervisorial District – Area Plan: Mead Valley – Zone Area: Good Hope – Zone: Rural Residential – Location: North of Steele Peak Drive, east of Belita Drive, south of Mountain Avenue, and West of Read Street – Project Size: 4.19 acres – **REQUEST:** Proposal to amend the project site's General Plan

Planning Commission Action:
Public Comments: Closed

By A Vote Of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-013; and

THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

ADOPT a **NEGATIVE DECLARATION** for

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 4, 2015**

Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) on one parcel, totaling 4.19 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

ENVIRONMENTAL ASSESSMENT NO. 41870; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1036.

4.7 GENERAL PLAN AMENDMENT NO. 1039 AND TENTATIVE PARCEL MAP NO. 36860 -

Intent to Adopt a Mitigated Negative Declaration - Applicant: Henry P. Azaroon - Engineer/Representative: Reza James - Rancho California Zoning Area - Third Supervisorial District - Southwest Area Plan: Rural: Rural Residential (R:RR) (5 acres minimum) - Location: Southwest corner of Delgado Way and Pardo Del Sol intersection - 6.96 Gross Acres - Zoning: Residential Agricultural - 2.5 Acre Minimum (R-A-2 ½) Zone - **REQUEST:** The General Plan Amendment No. 1039 proposes to amend the land use designation from Rural: Residential to Rural Community: Estate Density Residential. Tentative Parcel Map No. 36860 proposes a Schedule H subdivision of 7.5 gross acres into two parcels with a minimum size of 2.5 acres. Parcel 1 is approximately 4.77 and Parcel 2 is approximately 2.73 gross acres. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

Planning Commission Action:

Public Comments: Closed

By A Vote Of 5-0

APPROVED PLANNING COMMISSION RESOLUTION NO. 2015-026;

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41872; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1039; and,

APPROVE of PARCEL MAP NO. 36860.

4.8 TRACT MAP NO. 36327 AMENDMENT TO FINAL MAP -

CEQA does not apply - Applicant: Robert Burnett - Engineer/Representative: Ron Moreno - Third Supervisorial District - Anza and Cahuilla Zoning Area - REMAP Area Plan: Open Space: Rural (OS-RUR), Community Development: Rural Residential (RR) - Location: Northerly of Upper Valley Road, southerly of Ramona Reservation, easterly of Bautista, and westerly of Barham - 265.02 Acres - Zoning: Open Area Combining Zone Residential Developments (R-5), Rural Residential - 4 acre minimum (R-R-4), Rural Residential - 2 acre minimum (R-R-2), **REQUEST:** The applicant is requesting an Amendment to Final Map No. 36327

Planning Commission Action:

Public Comments: Closed

By A Vote Of 4-1

DENIED TRACT MAP NO. 36327, AMENDMENT TO FINAL MAP NO.

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 4, 2015**

proposing to permit the project site to use a community water system. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

- 4.9 CHANGE OF ZONE NO. 7879** – Intent to Consider an Addendum to EIR No. 524 – Applicant: Riverside County – Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG)- Temecula Valley Wine Country Policy Area – Location: The Temecula Valley Wine Country Policy Area, approximately 17,910 acres east of the City of Temecula - Zoning: Residential Agricultural – 2 1/2, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural-10 and 20 Acre Minimum) (A-1-10, A-1-20), Wine Country – Winery (WC-W), Wine Country – Winery Existing (WC – WE) and Citrus Vineyard (CV) **REQUEST:** The Project is an amendment to Ordinance No. 348 that modifies provisions within the following zoning classifications: the Wine Country – Winery (WC-W) Zone, Wine Country – Winery Existing (WC – WE) Zone, Wine Country – Residential (WC-R) Zone and the Wine Country – Equestrian(WC-E) Zone. In summary, the modifications to the zoning classifications clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region’s characteristics, and ensure wine production utilize grapes grown in Riverside County and produce on the project site. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

Planning Commission Action:

Public Comments:

By A Vote Of

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER an ADDENDUM to ENVIRONMENTAL ASSESSMENT NO. 524; and,

APPROVE of CHANGE OF ZONE NO. 7879; and,

ADOPT ORDINANCE NO. 348.4817.

5.0 WORKSHOP

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 4, 2015**

5.1 NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS