



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 2, 2015**

1.0 CONSENT CALENDAR

- 1.1 ADOPTION OF THE NEW 2016 PLANNING COMMISSION CALENDAR** **ADOPTED THE 2016 PLANNING COMMISSION CALENDAR.**
- 1.2 ELECTION OF THE 2016 PLANNING COMMISSION CHAIRMAN AND VICE-CHAIRMAN** **ELECTED COMMISSIONER CHARISSA LEACH AS THE 2016 PLANNING COMMISSION CHAIRMAN**
- 1.3 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427** - **APPROVED THE FIRST EXTENSION OF TIME.**
Applicant: Wesley Hylan - Fifth Supervisorial District - Nuevo Zoning District - Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Foothill Avenue, and westerly of Antelope - 93.66 Acres - Zoning: Specific Plan (SP246A1) - Approved Project Description: Schedule A subdivision of 93.66 acres into 291 single family residential lots comprised of (95) 5,000 sq. ft. lots; (131) 4,500 sq. ft. lots, (65) 4,000 sq. ft. lots, two (2) water quality basins, and 21 open space lots. - **REQUEST:** Extension of Time to October 26, 2016 - First Extension. Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org.
- 1.4 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33020** - **APPROVED THE FIRST EXTENSION OF TIME.**
Applicant: Jonathan Skeith - Fifth Supervisorial District - Lakeview Zoning Area - Lakeview/Nuevo Area Plan: Rural Community - Low Density Residential (RC-LDR) - Location: North of 10th Street, east of Lakeview Avenue, south of Mountain View Lane and west of Yucca Avenue - 5.0 Acres - Zoning: Residential Agricultural (R-A) - Approved Project Description: Schedule B subdivision of five (5) acres into three (3) one-acre minimum residential lots and three (3) one-half acre minimum residential lots. - **REQUEST:** Extension of Time to May 25, 2016 - First Extension. Project Planner: Roger Arroyo at

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(951) 955-1195 or email roarroyo@rctlma.org.

1.5 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806 - APPROVED THE SECOND EXTENSION OF TIME.

Applicant: ST Conestoga, LLC. – Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 du/acre) - Location: Southerly of Patton Avenue, westerly of Beeler Avenue, easterly of Leon Road and northerly of Crest Road. – 84.8 Acres - Zoning: Specific Plan (S-P 293) - Approved Project Description: Schedule A subdivision of 84.8 acres into 192 single family residential lots and 3 open space lots for Planning Areas 46, 47A and 47B of Specific Plan (S-P) 293. Planning Areas 46, 47A and 47B allow for a combined total of 192 residential lots. - REQUEST: Extension of Time to September 22, 2016 - Second Extension. Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org.

1.6 SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31817 - APPROVED THE SECOND EXTENSION OF TIME.

Applicant: Dave Jeffers Consulting - Fifth Supervisorial District – Nuevo Area Zoning District - Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (2 dwelling units per acre) - Location: The project site is located northerly of Central Avenue and easterly of Menifee Road. – 17.2 Acres - Zoning: Residential Agricultural (R-A) – Approved Project Description: The project is a Schedule B tract map proposing to subdivide 17.2 gross acres into 28 residential lots with a minimum lot size of 20,000 sq. ft. and one detention basin - REQUEST: Extension of Time to August 25, 2016 - Second Extension. - Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

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4.0

5.0 **PUBLIC HEARINGS – NEW ITEMS:**

4.1 GENERAL PLAN AMENDMENT NO. 934, (FOUNDATION and ENTITLEMENT/POLICY)

– Intent to Adopt a Negative Declaration – Applicant: Wolfskill-Pedrorena Trust – Engineer/Representative: Greg Lowther – Fifth Supervisorial District – Area Plan: San Jacinto Valley – Zone District: Hemet – San Jacinto – Zone: Heavy Agriculture (A-2-10) (10-Acre Minimum) – Location: North of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79 – Project Size: 89.3 acres – **REQUEST:** Proposal to amend a portion of the project site’s General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR) on four parcels, totaling 89.3 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. 2015-032; and,

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

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41761; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 934, as corrected at hearing.

4.2 GENERAL PLAN AMENDMENT NO. 943 (FOUNDATION and ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7741 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Carl Rheingans – Engineer/Representative: Cozad & Fox, Inc. – Third Supervisorial District – Area Plan: Harvest Valley/Winchester – Zone Area: Winchester – Zone: A-1-10 (Light Agriculture, 10-Acre Minimum) – Policy Area: Highway 79 – Location: East of Highway 79/Winchester Road, north of Stowe Road, west of Richmond Road, and wouth of Stetson Avenue – Project Size: 56.8 acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Medium Density Residential (MDR) (2-5 D.U./Ac) and Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio), and change the site’s zoning classification from A-1-10 (Light Agriculture, 10-Acre Minimum) to R-1 (One-Family Dwellings) and C-1/C-P (General Commercial) on one parcel, totaling

Planning Commission Action:

Public Comments: Closed

By A Vote Of 5-0,

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-029; and,

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

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41771; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 943; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7741.

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

- 4.3 GENERAL PLAN AMENDMENT NO. 948 (FOUNDATION and ENTITLEMENT/POLICY)** – Intent to Adopt a Negative Declaration – Applicant: David Rodriguez – Engineer/Representative: Ed Cepeda – Fifth Supervisorial District – Area Plan: The Pass – Zone District: Cherry Valley – Zone: General Commercial (C-1/C-P) – Policy Area: Cherry Valley – Location: Northerly of Cherry Valley Boulevard, westerly of Mountain View Avenue, southerly of Vineland Street, easterly of Nancy Avenue – Project Size: 8.67 Acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) on one parcel, totaling 8.67 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. 2015-028; and,
PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS TO TAKE THE FOLLOWING ACTIONS:
- ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41776**; and,
TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 948, as modified at hearing.
- 4.4 GENERAL PLAN AMENDMENT NO. 968 (FOUNDATION and ENTITLEMENT/POLICY)** – Intent to Adopt a Negative Declaration – Applicant: Mohammad Harb – Engineer/Representative: Mike Ayaz – First Supervisorial District – Area Plan: Mead Valley – Zone Area: Good Hope – Zone: Rural Residential (R-R) – Location: North of Lopez Street, east of Cowie Avenue, west of the City of Perris and south of San Jacinto Avenue – Project Size: 0.33 acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR) (0.20-0.35 FAR) on one parcel, totaling 0.33 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,
CONTINUED OFF CALENDAR.
- 4.5 GENERAL PLAN AMENDMENT NO. 985 (FOUNDATION and ENTITLEMENT/POLICY)** – Intent to Adopt a Negative Declaration –
- Planning Commission Action:**
Public Comments: Closed

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Applicant: Bob Taghdiri – By A Vote Of 5-0,
Engineer/Representative: Grant Becklund – **ADOPTED PLANNING COMMISSION**
First Supervisorial District – Area Plan: **RESOLUTION No. 2015-027**; and,
Elsinore – Zone District: Lakeland Village –
Zone: W-1 (Watercourse, Watershed and **THE PLANNING COMMISSION**
Conservation Areas) – Policy Area: Lake **RECOMMENDS TO THE BOARD OF**
Elsinore Environs – Location: West of **SUPERVISORS TO TAKE THE**
Lucerne Street, north of Grand Avenue, east **FOLLOWING ACTIONS:**
of Russell Street, and south of Como Street –
Project Size: 1.87 acres – **REQUEST:** **ADOPT a NEGATIVE DECLARATION** for
Proposal to amend the project site’s General **ENVIRONMENTAL ASSESSMENT NO.**
Plan Foundation Component from Open **41815**; and,
Space (OS) to Community Development (CD) **TENTATIVELY APPROVE GENERAL PLAN**
and amend its Land Use Designation from **AMENDMENT NO. 985.**
Conservation (C) to Medium High Density
Residential (MHDR) (5-8 D.U./Ac) on one
parcel, totaling 1.87 acres. Project Planner:
John Hildebrand at (951) 955-1888 or email
jhildebr@rctlma.org.

4.6 GENERAL PLAN AMENDMENT NO. 988 (FOUNDATION and ENTITLEMENT/POLICY)

– Intent to Adopt a Negative Declaration –
Applicant: Oz Bratene –
Engineer/Representative: Oz Bratene – First
Supervisorial District – Area Plan: Elsinore –
Zone Area: Cleveland – Zone: R-R (Rural
Residential) – Location: Southwest of the City
of Wildomar, west of Calle Amigo, and south
of the Cleveland National Forest – Project
Size: 25.7 acres – **REQUEST:** Proposal to
amend the project site’s General Plan
Foundation Component from Open Space
(OS) to Rural (R) and amend its Land Use
Designation from Rural (R) to Rural
Residential (RR) (5-Acre Minimum), on one
parcel, totaling 25.7 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. 2015-023; and,
THE PLANNING COMMISSION
RECOMMENDS TO THE BOARD OF
SUPERVISORS TO TAKE THE
FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for
ENVIRONMENTAL ASSESSMENT NO.
41818; and,
TENTATIVELY APPROVE GENERAL PLAN
AMENDMENT NO. 988.

4.7 GENERAL PLAN AMENDMENT NO. 997 (FOUNDATION and ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7888

– Intent to Adopt a Negative Declaration – Applicant: Nnh Properties, LLC – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Area Plan: Western Coachella Valley – Zone District: Thousand Palms – Zone: W-2-10 (Controlled Development Area, 10-Acre Minimum) and M-SC (Manufacturing – Service Commercial) –

Planning Commission Action:
Public Comments: Closed

A vote of 4-0 (Chairman Valdivia absent),
ADOPTED PLANNING COMMISSION
RESOLUTION No. 2015-019; and,
THE PLANNING COMMISSION
RECOMMENDS TO THE BOARD OF
SUPERVISORS TO TAKE THE
FOLLOWING ACTIONS:

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Policy Area: Rancho Mirage Sphere of Influence – Location: North of Vista Chino, west of Rio Del Sol Road, and east of Varner Road – Project Size: 160 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 Open Space-Rural (OS-R) to Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio), and change the site's zoning classification from W-2-10 (Controlled Development Area, 10 -Acre Minimum) to M-SC (Manufacturing – Service Commercial) on two parcels, totaling 160 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41826; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 997; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7888.

4.8 GENERAL PLAN AMENDMENT NO. 1008 (FOUNDATION and ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7886 –

Applicant: USA Waste of California – Engineer/Representative: Southland Engineering – First Supervisorial District – Area Plan: Temescal Canyon – Zone Area: Glen Ivy – Zone: Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) – Policy Area: El Sobrante Landfill – Location: East of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill – Project Size: 327.6 acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (R) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 Floor Area Ratio), and change the site's zoning classification from Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) to Manufacturing Heavy (M-H) and Natural Assets (N-A) on four parcels, totaling 327.6 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. 2015-022; and,

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

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41838; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1008; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7886.

4.9 GENERAL PLAN AMENDMENT NO. 1035 (FOUNDATION and ENTITLEMENT/POLICY) –

Applicant: Orange LTD Partnership – Engineer/Representative: Sake Engineers,

Planning Commission Action:
Public Comments: Closed

A vote of 4-0 (Chairman Valdivia absent),

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Inc. – First Supervisorial District – Area Plan: Temescal Canyon – Zone District: El Cerrito – Zone: Residential Agriculture (R-A-2.5) – Location: North of Weirick Road, east of Tulip Court, south of Nob Hill Road, and west of I-15 Freeway – Project Size: 2.95 acres – **REQUEST:** Proposal to amend the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Commercial Retail (CR) (0.20 – 0.35 FAR) on four parcels, totaling 2.95 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-030; and,

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

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41867; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1035.

4.10 GENERAL PLAN AMENDMENT NO. 1037 (FOUNDATION and ENTITLEMENT/POLICY)

– Intent to Adopt a Negative Declaration – Applicant: Sunrise Capitol Ltd. – Engineer/Representative: Sake Engineers – First Supervisorial District – Area Plan: Lake Matthews/Woodcrest – Zone: Residential Agricultural (R-A-2)(2 Acre Minimum) – Location: North of Idaleona Road, west of Rolling Meadows Drive, east of Mira Lago Drive, and south of Alto Lago Drive – Project Size: 38.42 acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) on one parcel, totaling 38.42 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Action:
Public Comments: Closed

A vote of A vote of 4-0 (Chairman Valdivia absent),

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-021; and,

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

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41869; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1037.

4.11 CONDITIONAL USE PERMIT NO. 3716

– Intent to Adopt Negative Declaration – Applicant: Desert Pools RV Resort, LLC – Representative: Trish McConnell – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: High Density Residential (8-14 D.U./Ac.) – Location: South of Dillon Road, north of Aurora Road, and west of Langlois Road at 70405 Dillon Road – 20.0 Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** A Conditional Use Permit proposes a “Vacation Recreational Vehicle

Planning Commission Action:
Public Comments: Closed

By A Vote Of 5-0,

ADOPTED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42756; and,

APPROVED CONDITIONAL USE PERMIT NO. 3716.

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Park” under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing Recreational Vehicle (RV) spaces on an approximate 20 acre site with typical RV space sizes of 26 feet x 72 feet and 28 feet x 50 feet. Additionally, the project site contains an existing approximate 10,000 sq. ft. clubhouse building with separate outdoor pool, 3,000 sq. ft. Welcome Center building with adjacent playground, 3,000 sq. ft. manager’s residence, 1,800 sq. ft. combined laundry/restroom building, RV storage area, tennis courts, shuffle board, and a miniature golf course. The CUP proposes a 30-year life of permit expiring in 2045. The RV Park was legally built previously but now has expired CUP which proposed CUP 3716 would correct. No new construction is proposed within the existing RV Park. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org.

6.0 WORKSHOP

5.1 NONE

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 DIRECTOR’S REPORT

9.0 COMMISSIONER’S COMMENTS