



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 3, 2014**

**1.0 CONSENT CALENDAR**

**1.1 ADOPTION OF THE 2015 PLANNING COMMISSION CALENDAR**

**ADOPTED THE 2015 PLANNING COMMISSION CALENDAR**

**1.2 ELECTION OF THE 2015 PLANNING COMMISSION CHAIRMAN AND VICE CHAIRMAN**

**ELECTED COMMISSIONER MICKEY VALDIVIA** as the 2015 Planning Commission Chairman; and,

**ELECTED COMMISSIONER CHARISSA LEACH** as the 2015 Planning Commission Vice-Chairman.

**1.3 PRESENTATION TO COMMISSIONER SLOMAN**

**THE PLANNING COMMISSION PRESENTED COMMISSION EDWARD SLOMAN** with a gift of appreciation.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**2.1 NONE**

**3.0 PUBLIC HEARINGS: CONTINUED ITEMS**

**3.1 RECLAMATION PLAN NO. 135**, Notice and Order to Comply – Mine Operator: Mission Clay Products – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) – Location: East of Interstate 15, west of Temescal Canyon Wash, south of Dawson Canyon Road, and 2 miles north of Indian Truck Trail – 285.66 Gross Acres - Zoning: SP - **REQUEST:** The Planning Commission is to consider testimony from staff and the mine operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director - Related Cases: RCL135R1. Continued from August 20, 2014

**Planning Commission Action:**  
By A Vote Of 5-0

**DIRECTED STAFF TO TAKE FURTHER ENFORCEMENT ACTIONS.**

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and October 15, 2014. Project Manager:  
David Jones at (951) 955-6863 or email  
[djones@rctlma.org](mailto:djones@rctlma.org). (Quasi-judicial)

**4.0 PUBLIC HEARINGS: NEW ITEMS**

**4.1 TENTATIVE TRACT MAP NO. 36599 and CHANGE OF ZONE NO. 7809** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Brown Brothers (Jim Brown) – Engineer/Representative: MDMG, Inc. (Sherrie Munroe) – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Mountainous (RM) and Rural Residential (RR) – Location: Southerly of Via Carmelo, easterly of Cordova, westerly of Exa Ely Road and northerly of Rope Road – 78.75 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agriculture 5 Acre Minimum (R-A-5). The Tentative Tract Map proposes to subdivide the existing 78.75 acres of land into 15 lot Schedule D with a minimum lot size of 5 acres. Project Planner: Mark Corcoran at (951) 955-3025 or email [mcorcora@rctlma.org](mailto:mcorcora@rctlma.org). (Legislative)

**Planning Commission Action:**  
By A Vote Of 5-0

**THE PLANNING COMMISSION MAKES THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:**

**ADOPT OF MITIGATED NEGATIVE DECLARATION;** and,

**APPROVE CHANGE OF ZONE NO. 7809;** and,

**APPROVE TENTATIVE TRACT MAP NO. 36599.**

**4.2 GENERAL PLAN AMENDMENT NO. 1125, SPECIFIC PLAN NO. 385, CHANGE OF ZONE NO. 7814, TENTATIVE TRACT MAP NO. 36590** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Cal Thermal Real Estate, LLC – Representative: Paul Quill – Fourth/Fourth Supervisorial District - Location: Northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue – Zoning: Light Agriculture-10 acre minimum - **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), Commercial Retail (CD: CR) (0.20 – 0.35 floor area ratio) and Open Space: Recreation as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Specific Plan proposes an 80.9 acre

**Planning Commission Action:**  
By A Vote Of 5-0

**ADOPTED RESOLUTION NO. 2014-012;** and,

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

**ADOPT a MITIGATED NEGATIVE DECLARATION;** and,

**TENTATIVEY APPROVE GENERAL PLAN AMENDMENT NO. 1125;** and,

**TENTATIVEY APPROVE SPECIFIC PLAN NO. 385;** and,

**TENTATIVEY APPROVE CHANGE OF ZONE**

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residential community of up to 230 homes in varying densities from 2 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station. The Change of Zone proposes to change the zoning from Light Agriculture -10 Acre Minimum (A-1-10) to Specific Plan (SP). Additionally, the Change of Zone proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The Tentative Tract Map proposes a schedule A subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot. Project Planner: Paul Rull at (951) 955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org). (Legislative)

**NO. 7814;** and,

**APPROVE TENTATIVE TRACT MAP NO. 36590.**

- 4.3 GENERAL PLAN AMENDMENT NO. 856** – Intent to Adopt Negative Declaration – Applicant: General Outdoor Advertising, Inc. – Fifth/Fifth Supervisorial District – Location: Southwesterly of Interstate 10, westerly of Apache Trail in Cabazon. **REQUEST:** General Plan Amendment No. 856 (Entitlement/Policy Amendment and Technical Amendment) proposes to establish a General Plan Land Use Designation (GP-LUD) of “Light Industrial (0.25 - 0.60 Floor Area Ratio)” to a 10.23 acre property adjacent to Interstate 10 which currently has no County General Plan Land Use designation and is identified as “Not Designated”, proposes to modify Figure C-9, Scenic Highways, of the Riverside County General Plan Circulation Element, and proposes to modify Figure 9, Scenic Highways, of the Riverside County Pass Area Plan, to reflect recent changes to Section 263.3 of the California Streets and Highway Code which removed the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside from the state scenic highway system. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rctlma.org](mailto:jolivas@rctlma.org) (Legislative)

**Planning Commission Action:**  
By A Vote Of 5-0

**ADOPTED RESOLUTION NO. 2014-011.**

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

**ADOPT a NEGATIVE DECLARATION;** and,

**TENTATIVELY APPROVE GENERAL PLAN  
AMENDMENT NO. 856**

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**5.0 WORKSHOP**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**