



# RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

9:00 A.M.

JUNE 15, 2011

**PLANNING  
COMMISSIONERS  
2011**

**1<sup>st</sup> District**  
John Roth  
Chairman

**2<sup>nd</sup> District**  
John Snell  
Vice Chairman

**3<sup>rd</sup> District**  
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**4<sup>th</sup> District**  
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**5<sup>th</sup> District**  
Jan Zuppardo

**Planning Director**  
Carolyn  
Syms Luna

**Legal Counsel**  
Michelle Clack  
Deputy County  
Counsel

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## AGENDA

• REGULAR MEETING • CITY OF PERRIS •  
RIVERSIDE COUNTY PLANNING COMMISSION  
Perris City Council Chambers  
101 North "D" Street  
Perris, CA 92570

CALL TO ORDER - ROLL CALL  
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

### 1.0 CONSENT CALENDAR

1.1 NONE

### 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 NONE

### 3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:

3.1 **PUBLIC USE PERMIT NO. 759R2** – Intent to Adopt a Negative Declaration - Applicant: Sakyamuni Buddhist Meditation Association – Engineer/Representative: Thatcher Engineering & Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC:VLDR) – Location: Northerly of Winters Lane between Wood Lane to the west and Lazy Lagoon Lane to the east – 2.49 Gross Acres – Zoning: Residential Agricultural (R-A-2 ½) -

**REQUEST:** This Public Use Permit proposes to extend the permit life additional 20-years (2030). Existing structures within the property to remain include a 2,370 square-foot meditation facility, a 3,360 square-foot two (2) story meditation center, a 300-square foot mediation room, a 676 square-foot office/storage building and two gazebos. APN: 273-280-020. Project Planner, Wendell Bugtai at 951-955-2419 or e-mail [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org). (Quasi-judicial)

**3.1 Staff Report (12 MB)**

**3.1 Conditions of Approval**

**3.1 Environment Assessment**

- 3.2 **APPEAL OF PLOT PLAN NO. 24752** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Residential (RR) (5 Acre Minimum) Land Use Designation and the Valle De Los Caballos Policy Area – Location: Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road. – 241.63 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** An appeal of the Planning Director’s decision to approve the plot plan was filed by Rural Communities United. The appeal contends that the Mitigated Negative Declaration (MND) is insufficient and that an Environmental Impact Report (EIR) should be required. The plot plan proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey and other similar recreational activities. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two (2) 4,800 square foot shade structures, will utilize an additional 1.1 acre area. In addition, the project proposes to host regional tournaments. The project also proposes field lighting and 1,930 parking spaces. - APNs: 927-160-001 and 927-160-002 – Related Case: CUP02303-W. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)

**3.2 Staff Report (9 MB)**

**3.2 Conditions of Approval**

**3.2 Environment Assessment**

- 3.3 **SPECIFIC PLAN NO. 375 / GENERAL PLAN AMENDMENT NO. 910 / CHANGE OF ZONE NO. 7623 / ENVIRONMENTAL IMPACT REPORT NO. 514** – Intent to Certify an Environmental Impact Report - Applicant: Black Emerald LLC - Engineer/Representative: Innovative Land Concepts, Inc. - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), and Open Space – Water (OS-W) - Location: Easterly and westerly of Highway 86 south northerly of the Imperial County line and southerly of 81<sup>st</sup> Avenue – 5,131 acres (3,936 in Riverside County)- Zoning: Watercourse (W-1) Watercourse, 20 Acre Minimum (W-1-20), Controlled Development (W-2), Light Agriculture, 10 Acre Minimum (A-1-10), Light Agriculture, 20 Acre Minimum (A-1-20), Heavy Agriculture, 10 Acre Minimum (A-2-10) and Heavy Agriculture, 20 Acre Minimum (A-2-20) - **REQUEST:** The **Specific Plan** proposes to arrange 4,918 acres into 5 planning districts for residential, business park, mixed use commercial, regional commercial, resort/tourism, and open space uses, and is currently proposing 16,655 residential units. The **General Plan Amendment** proposes to amend the Riverside County General Plan Land Use Element as it applies to the project site to eliminate the land use designations of Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), Indian Land, and Open Space – Water (OS-W) and would establish Business Park (BP), Commercial Retail (CR), Commercial Tourist (CT), Mixed Use (MU), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Highest Density Residential (HHDR), Public Facility (PF), Open Space- Recreation (OS-R), Open Space-

Conservation (OS-C), and Open Space- Water (OS-W) designations as reflected on the Specific Plan Land Use Plan. The **Change of Zone** proposes to change the zoning for the site from Light Agriculture with a 5, 10 and 20 Acre Minimum (A-1-5, A-1-10, A-1-20), Heavy Agriculture with a 10, and 20 Acre Minimum (A-2-10 and A-2-20), Controlled Development (W-2) to Specific Plan (SP). The **Environmental Impact Report** has analyzed the impacts of the project. - APNs: 737090002, 737110001, 737110004, 737110006, 737110009, 737120005-9, 737140002, 737140003, 737140009, 737140010, 737170003, 737170004, 737170006-8, 737170010-15, 737180001, 737180002, 737180004, 737180007, 737180009-14, 737190001-7, 737190009-13, 737200002, 737200003, 737200004, 737200006-10, 737200016-20, 737200023, 737200024, 737200026-32, 737210001, 737210007-13, 737220001-7, 737220009, 737220010, 737230006, 737230013-15, 737240002, 737240003, 737240004, 737250002, 737260003, 737260005, 737260007-17, 737270001, 737270003, 737270005-11, 737280001-8, 737290001, **SPECIFIC PLAN NO. 375 / GENERAL PLAN AMENDMENT NO. 910 / CHANGE OF ZONE NO. 7623 / ENVIRONMENTAL IMPACT REPORT NO. 514** 737290004, 737290005, 737290006, 737290011, 737290012, 737290014-19, 755270015, 755270016, 755270021, 755270022, 755270023, 755270024, 755300016, 755300017, 755300022-26, 755310012, 755310013, 755310015, 755310028-32, 755310035, 755310037, 755310038, 755310040, 755310042-45. (Continued from May 25, 2011) Project Planner, Matt Straite at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

[3.3 Staff Report \(15 MB\)](#)

[3.3 Conditions of Approval](#)

**4.0** WORKSHOPS: 9:30 a.m. or as soon as possible thereafter:

4.1 **NONE**

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

**6.0** DIRECTOR'S REPORT

**7.0** COMMISSIONER'S COMMENTS