



# RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

9:00 A.M.

SEPTEMBER 21, 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**  
Jim Porras

**5<sup>th</sup> District**  
Jan Zuppardo

**Planning Director**  
Carolyn  
Syms Luna

**Legal Counsel**  
Michelle Clack  
Deputy County  
Counsel

Phone  
951 955-3200

Fax  
951 955-1811

## AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •  
RIVERSIDE COUNTY PLANNING COMMISSION  
4080 LEMON STREET, 1ST FLOOR, BOARD CHAMBERS  
RIVERSIDE, CALIFORNIA 92501

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 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30760** - Applicant: Temescal Valley Land, LLC - First Supervisorial District – Alberhill Zoning Area - Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) - Location: Southerly of De Palma Road, easterly of Glen Eden Road and westerly of Horse Thief Canyon Road – 148.3 Acres - Zoning: Open Area Combining Zone Residential Developments (R-5) and Planned Residential (R-4) – APPROVED PROJECT DESCRIPTION: The land division hereby permitted is to divide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 square feet; three WRC-MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail. - **REQUEST: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30760**, extending the expiration date to September 14, 2012 (AB208 brings the expiration date to September 14, 2014). Please Contact Scott Arnold at 951-955-3585 or e-mail [sarnold@rctlma.org](mailto:sarnold@rctlma.org)

[1.1 Staff Report \(6MB\)](#)

**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 TENTATIVE PARCEL MAP NO. 33789, MINOR CHANGE NO. 1** - CEQA Exempt – Applicant: Bearcub Investments, LLC – Engineer/Representative: CG Consulting – First Supervisorial District – Rancho California Zoning Area – Rural: Rural Mountainous (R: RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area – Location: Southwesterly of the terminus of Paseo De Flores and northerly of Teich Lane – 20.22 Gross Acres - Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) - **REQUEST:** The project proposes to change a condition of approval to the subject parcel map. The current condition (50.Planning.26) requires the ongoing maintenance of avocado groves in perpetuity through CC&R's, the revised condition removes the requirement for CC&R's. – APN: 930-310-003. Project Planner, Matt Straite at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Quasi-judicial)

[3.1 Staff Report \(8MB\)](#)

[3.1 Conditions of Approval](#)

[3.1 Environmental Assessment](#)

**3.2 GENERAL PLAN AMENDMENT NO. 1107, CHANGE OF ZONE NO. 7444, PLOT PLAN NO. 22271** – Intent to Adopt a Mitigated Negative Declaration– Applicant: Christina Falik – Engineer/ Representative: Same as applicant- Third Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of De Portola Road and Southerly of Camino Del Vino at 37750 De Portola Road, Temecula, CA 92592– 20.01 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The general plan amendment proposes to amend the General Plan Policy Area from Valle de los Caballos to Citrus/Vineyard for the subject site. The change of zone proposes to change the site's zoning classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Citrus/Vineyard (C/V). The plot plan proposes that the existing 7,829 square foot, two-story building, with a 3,456 square foot garage, be used as a winery, wine-sampling room, special occasion's facility and residence. The project proposes a maximum of fifty (50) special occasions and 34 parking spaces. – APN: 927-280-036. Project Planner Kinika Hesterly at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)

[3.2 Staff Report \(9MB\)](#)

[3.2 Conditions of Approval](#)

[3.2 Environmental Assessment](#)

**4.0** WORKSHOPS: 9:00 a.m. or as soon as possible thereafter:

**WORKSHOP:** Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) – SCAG. Presented by Mr. Doug Williford, Deputy Executive Director. Project Planner, Adam Rush at 951-955-6646 or e-mail [arush@rctlma.org](mailto:arush@rctlma.org).

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

**6.0** DIRECTOR'S REPORT

**7.0** COMMISSIONER'S COMMENTS

