



RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION HEARING REPORT OF ACTIONS OCTOBER 17, 2012

1.0 CONSENT CALENDAR

1.1 NONE

ADOPTION OF REVISED 2012 PLANNING COMMISSION CALENDAR

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 **PLANNING STAFF RECEIVED COMMENTS FROM THE PLANNING COMMISSIONERS**

GENERAL PLAN AMENDMENT NO. 1114 – Applicant: Monroe Properties, LLC. – Engineer/Representative: John Corella – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG:AG) (10 acre minimum) – Location: Southerly of Airport Blvd and easterly of Monroe Street – 23 Gross Acres – Zoning: Light Agriculture (A-1-20) (20 acre minimum) – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Agriculture: Agriculture (AG:AG) (10 acre minimum) Land Use Designation to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) on 23 gross acres. Project Planner: Paul Rull at (951) 955-8631 or email prull@rctlma.org. (Legislative)

3.0 PUBLIC HEARINGS

3.1 **Staff Recommendation: CONSIDERATION OF ADDENDUM TO A MITIGATED NEGATIVE DECLARATION; LENGTH TO WIDTH WAIVER; AND APPROVAL OF TENTATIVE TRACT MAP**

Staff Recommendation at Hearing:
**CONTINUE TO NOVEMBER 7,
2012**

Planning Commission Action:
**CONTINUED TO NOVEMBER 7,
2012**

TENTATIVE TRACT MAP NO. 36288 – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Sierra Linda Development – Engineer/Representative: Pangaea Land Consultants - Third/Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) – Location: Northerly of Domenigoni Parkway, southerly of Winchester Hill Drive, westerly of Leon Road, easterly of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan No. 293, Planning Area No. 19 (Winchester Hills) - **REQUEST:** The Tentative Tract Map proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots.

3.2 **Staff Recommendation: ADOPTION OF A MITIGATED NEGATIVE DECLARATION; APPROVAL OF SURFACE MINING PERMIT; APPROVAL OF VARIANCE**

SURFACE MINING PERMIT NO. 162, REVISED PERMIT NO. 5 / VARIANCE CASE NO. 1883 – Intent to Adopt Mitigated Negative Declaration – Applicant: Foundation Wind Power (Matt Wilson) for Robertson's Ready Mix – Engineer/Representative: Craig Cook, RCE - Fifth Supervisorial District – The Pass & Desert Zoning District

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 17, 2012**

Staff Recommendation at Hearing:
**ADOPTION OF A MITIGATED
NEGATIVE DECLARATION;
APPROVAL OF SURFACE
MINING PERMIT; APPROVAL
OF VARIANCE**

Planning Commission Action:
**ADOPTION OF MITIGATED
NEGATIVE DECLARATION;
APPROVED SURFACE MINING
PERMIT; APPROVRD
VARIANCE**

– The Pass Area Plan: Rural: Rural Desert (R-RD), Rural Residential (R-RR), Rural Mountainous (R-RM), Community Development: Light Industrial (CD-LI) – Location: Southerly of Interstate 10 between Apache Trail and Fields Road at 13990 Apache Trail – 517 Gross Acres – Zoning: Controlled Development Areas - 10 Acre Minimum (W-2-10), Controlled Development Areas - 5 Acre Minimum (W-2-5), and Manufacturing – Service Commercial (M-SC) - **REQUEST:** Existing Surface Mine with production rate of up to 4.5 million tons of material per year proposes addition of two (2) one megawatt (MW) wind turbines at 338.6 feet in height for on-site power generation and for participation in California’s Net Energy Meter Program, with proposed Variance to modify Section 15.2 (Development Standards) of Ordinance No. 348 (Land Use and Zoning) to increase height limits of the Controlled Development Areas -10 Acre Minimum (W-2-10) zone from 105 feet to 338.6 feet to accommodate the proposed wind turbines. Project Planner: Jay Olivas at (951) 955-1195 or email jolivas@rctlma.org. (Quasi-judicial)

3.3 Staff Recommendation:
**ADOPTION OF A MITIGATED
NEGATIVE DECLARATION AND
APPROVAL OF TENTATIVE
TRACT MAP**

Staff Recommendation at Hearing:
**CONTINUE TO DECEMBER 19,
2012**

Planning Commission Action:
**CONTINUED TO DECEMBER 19,
2012**

TENTATIVE PARCEL MAP NO. 36256 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Robert Parker – Engineer/Representative: Southland Engineering – First/First Supervisorial District – Alberhill and Temescal Zoning Areas - Elsinore Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) - Location: Northerly of I-15, southerly of Temescal Canyon Road, and westerly of Horsethief Canyon Road – 10.4 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The Tentative Parcel Map is a Schedule E subdivision of 10.4 acres into two (2) commercial parcels with Parcel 1 being 3.76 gross acres and Parcel 2 being 5.41 acres and one 1.23 acre lettered lot to be dedicated as a conservation area. The proposed Parcel 1 contains an existing Heavy Equipment Rental Business (approved under Plot Plan No. 17934) and the proposed Parcel 2 contains an existing Recreational Vehicle Storage Yard (approved under Plot Plan No. 17870). Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

3.4 Staff Recommendation:
**ADOPTION OF FINDINGS AND
TENTATIVE APPROVAL OF
CHANGE OF ZONE**

Staff Recommendation at Hearing:

CHANGE OF ZONE NO. 7788 – No New Environmental Documents Required – Applicant: Dedrick Phillips – Engineer/Representative: Alicen Wong – Fifth/Fifth Supervisorial District – Homeland Zoning Area – Lakeview / Nuevo Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Hodges Lane,

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 17, 2012**

ADOPTION OF FINDINGS AND TENTATIVE APPROVAL OF CHANGE OF ZONE

Planning Commission Action:
ADOPTED FINDINGS AND TENTATIVELY APPROVED CHANGE OF ZONE

easterly of Regency Road, westerly of Juniper Springs Road, and southerly of Juniper Flats Road – 1.09 Net Acres - Zoning: Commercial Retail (C-R) - **REQUEST:** The zone change proposes to change the zoning classification for the subject property from Commercial Retail (C-R) to Rural Agricultural – 1 Acre Minimum (R-A-1). Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Legislative)

3.5 Staff Recommendation: TENTATIVE CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT; TENTATIVE APPROVAL OF SPECIFIC PLAN; TENTATIVE APPROVAL OF GENERAL PLAN AMENDMENT; TENTATIVE APPROVAL CHANGE OF ZONE; AND ADOPTION OF RESOLUTION RECOMMENDING ADOPTION

Staff Recommendation at Hearing:
TENTATIVE CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT; TENTATIVE APPROVAL OF SPECIFIC PLAN; TENTATIVE APPROVAL OF GENERAL PLAN AMENDMENT; TENTATIVE APPROVAL CHANGE OF ZONE; AND ADOPTION OF RESOLUTION RECOMMENDING ADOPTION

Planning Commission Action:
TENTATIVE CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT; TENTATIVELY APPROVED THE SPECIFIC PLAN; TENTATIVELY APPROVED THE GENERAL PLAN AMENDMENT; TENTATIVELY APPROVED CHANGE OF ZONE; AND ADOPTED RESOLUTION RECOMMENDING ADOPTION, ALL AS MODIFIED AT HEARING

SPECIFIC PLAN NO. 380, GENERAL PLAN AMENDMENT NO. 951, CHANGE OF ZONE NO. 7723 - Certify an Environmental Impact Report – Applicant: Hanna Marital Trust – Engineer/Representative: Geoff Scott – Third Supervisorial District – French Valley Community – Southwest Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) – Highway 79 Policy Area – Location: Northerly of Keller Road, easterly of Pourroy Road, on the southerly of foothills that are approximately ½ mile south of Scott Road and westerly of State Highway 79 – 201.1 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Specific Plan proposes eight (8) land use Planning Areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes up to 400,000 square feet of commercial retail uses and up to 200,000 square feet of commercial office uses on 13.9 acres, medium density residential uses (up to 73 dwelling units with a minimum lot size of 5,000 sq.ft.) low density residential uses (up to 22 dwelling units with ½ acre minimum lot sizes) on 36.4 acres, 21.6 acres for mixed use (up to an additional 225 housing units within a Continuing Care Retirement Community), 61.1 acres for open space conservation, and 20.2 acres for master plan roadways. The General Plan Amendment proposes to change the site's foundation component from Rural to Community Development, and amend the land use designation from Rural Residential (R: RR) to Community Development Specific Plan: (CD:SP) with Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan Land Use Plan. The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone and establish legal boundaries for each of the 8 Planning Areas. The Environmental Impact Report has analyzed the potential environmental impacts of the proposed project. Project Planner: Matt Straite at (951) 955-8631 or email

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OCTOBER 17, 2012**

mstrait@rcltma.org. (Legislative)

4.0 WORKSHOP

4.1 NONE

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS