



PLANNING COMMISSION HEARING REPORT OF ACTIONS JANUARY 16, 2013

1.0 **CONSENT CALENDAR**

1.1 NONE

2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

2.1 Planning Commission Action: **SUBMITTED COMMENTS FOR THE BOARD OF SUPERVISORS**

GENERAL PLAN AMENDMENT NO. 1120 - The General Plan Amendment (GPA) proposes to modify language within the County's General Plan that requires compliance with the Multiple Species Habitat Conservation Plan (MSHCP) required and implemented under the County's General Plan. The General Plan incorporates the MSHCP by reference and therefore, Section 6 of the MSHCP requires that all discretionary projects located within a criteria cell unit must comply with the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process and other habitat conservation requirements. These requirements include the Protection of Riparian/Riverine Areas and Vernal Pools (Section 6.1.2); the requirements for the Protection of Narrow Endemic Plant Species (Section 6.1.3); the requirements for Urban/Wildlands Interface Guidelines (Section 6.1.4); and the imposition of conditions and/or mitigation measures that are necessary to ensure surveys are prepared for development projects (Section 6.3.2). The proposed amendment will affect all Area Plans in the unincorporated County of Riverside. Project Planner: Adam Rush at (951) 955-6646 or email arush@rctlma.org. (Legislative)

2.2 Planning Commission Action: **SUBMITTED COMMENTS FOR THE BOARD OF SUPERVISORS**

GENERAL PLAN AMENDMENT NO. 1119 proposes to amend the language of Riverside County General Plan Circulation Element Policy C 2.1 to include language clarifying that the Board of Supervisors may apply other Level of Service (LOS) requirements on a plan, program or project that has completed an Environmental Impact Report, based on the Board's policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of future plans, programs and projects. The proposed amendment to General Plan Policy C 2.1 shall change the language of the policy as follows (with new text underlined, and deleted text shown as strike-out):

General Plan Policy C 2.1:

"Maintain the following Countywide target LOS:

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 16, 2013**

LOS "C" along all County maintained roads and conventional state Highways, except that:

~~As an exception,~~ LOS "D" may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections.

LOS "E" may be allowed in designated community centers to the extent that it would support transit-oriented development and walkable communities. (AI 3)

Other levels of service may be allowed by the Board of Supervisors for a plan, program or project for which an Environmental Impact Report, or equivalent, has been completed, based on the Board's policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of future plans, programs and projects."

The proposed amendment is a Countywide amendment. (Legislative)

Project Planner: Richard Fairhurst at (951) 955-6757 or email rfarhur@rctlma.org.

3.0 PUBLIC HEARINGS

**3.1 Staff Recommendation:
ADOPTION OF FINDINGS THAT
NO NEW ENVIRONMENTAL
DOCUMENT IS REQUIRED;
TENTATIVE APPROVAL OF
CHANGE OF ZONE**

Staff Recommendation at Hearing:
**ADOPTION OF FINDINGS THAT
NO NEW ENVIRONMENTAL
DOCUMENT IS REQUIRED;
TENTATIVE APPROVAL OF
CHANGE OF ZONE**

Planning Commission Action:
**ADOPTED FINDINGS THAT NO
NEW ENVIRONMENTAL
DOCUMENT IS REQUIRED;
TENTATIVELY APPROVED
CHANGE OF ZONE**

CHANGE OF ZONE NO. 7764 - No New Environmental Documents Required — Applicant: Daniel Koby — Engineer/Representative: B3 Consulting — Third/Third Supervisorial District — Hemet-San Jacinto Zoning District — Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) and Community Development: High Density Residential (CD:HDR) — Location: Southerly of Highway 74, easterly of Calvert Avenue, westerly of California Avenue — 45.07 Gross Acres - Zoning: Controlled Development Areas (W-2) - REQUEST: The Change of Zone proposes to change the site's zoning classification from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) and General Residential (R-3). Project Planner: HP Kang at (951) 955-1888 or email hpkang@rctlma.org. (Legislative)

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 16, 2013**

4.0 WORKSHOP

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS