



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

## PLANNING COMMISSION HEARING REPORT OF ACTIONS JUNE 19, 2013

### 1.0 CONSENT CALENDAR

#### 1.1 APPROVED

#### ADOPTION OF THE REVISED 2013 PLANNING COMMISSION CALENDAR

### 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

#### 2.1 NONE

### 3.0 PUBLIC HEARINGS

#### 3.1 Staff Recommendation: **CONTINUE WITHOUT DISCUSSION OFF CALENDAR**

Staff Recommendation at Hearing:  
**CONTINUE WITHOUT  
DISCUSSION OFF CALENDAR**

Planning Commission Action:  
**BY A VOTE OF 5-0  
CONTINUED WITHOUT  
DISCUSSION OFF CALENDAR**

**TENTATIVE PARCEL MAP NO. 36256** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Robert Parker – First/First Supervisorial District – Location: Northerly of I-15, southerly of Temescal Canyon Road, and westerly of Horsethief Canyon Road – 10.4 Gross Acres - **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). Continued from October 17, 2012 and December 19, 2012. Project Planner, Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

#### 3.2 Staff Recommendation: **ADOPT MITIGATED NEGATIVE DECLARATION; TENTATIVE APPROVAL OF CHANGE OF ZONE; APPROVAL OF TENTATIVE TRACT MAP**

Staff Recommendation at Hearing:  
**ADOPT MITIGATED NEGATIVE  
DECLARATION; TENTATIVE  
APPROVAL OF CHANGE OF  
ZONE; APPROVAL OF  
TENTATIVE TRACT MAP**

Planning Commission Action:  
**BY A VOTE OF 5-0  
ADOPTED MITIGATED  
NEGATIVE DECLARATION;  
TENTATIVELY APPROVED  
CHANGE OF ZONE; APPROVED**

**CHANGE OF ZONE NO. 7796 and TENTATIVE TRACT MAP NO. 30752** – Intent to Adopt a Mitigated Negative Declaration – Applicant: CA Boulder Springs Holdings, LLC – First/First Supervisorial District –Location: Northerly of Lake Matthews Drive, southerly of Cajalco Road, westerly of Wood Road – 117.5 Gross Acres - **REQUEST:** The change of zone proposes to change 7.34 acres of R-A-5 to R-A-½, change 26.87 acres of R-A-½ to R-5, and change 1.56 acres of SP (SP229, Planning Area 9) to R-A-½. The remaining 90.81 acres will remain R-A-½. The Tentative Tract Map is a Schedule “B” subdivision of 108.9 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots on a total site area of 117.5 gross acres. The residential lots will be clustered together resulting in a lower total number of residential lots than what is allowed under the Site’s General Plan designation. Project Planner, Paul Rull at (951) 955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org). (Legislative)

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JUNE 19, 2013**

**TENTATIVE TRACT MAP WITH  
MODIFICATIONS TO THE  
CONDITIONS OF APPROVAL,  
FINDINGS AND CONCLUSIONS,  
AND ENVIRONMENTAL  
ASSESSMENT**

- 3.3 Staff Recommendation:  
ADOPT MITIGATED NEGATIVE  
DECLARATION; APPROVAL OF  
PUBLIC USE PERMIT**

Staff Recommendation at Hearing:  
**ADOPT MITIGATED NEGATIVE  
DECLARATION; APPROVAL OF  
PUBLIC USE PERMIT**

Planning Commission Action:  
**BY A VOTE OF 5-0  
ADOPTED MITIGATED  
NEGATIVE DECLARATION;  
APPROVED PUBLIC USE  
PERMIT**

**PUBLIC USE PERMIT NO. 919** – Intent to Adopt Mitigated Negative Declaration - Applicant: Imperial Irrigation District – Fourth/Fourth Supervisorial District - Location: Northerly of State Highway 111 and 70<sup>th</sup> Avenue, southerly of 68<sup>th</sup> Avenue, easterly of Arthur Street, and westerly of Cleveland Street in Mecca – **REQUEST:** The Public Use Permit proposes to remove and relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line and utility poles varying in height from 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68<sup>th</sup> Avenue, with approximate spans between the poles of 296 feet (approximately 3,100 lineal feet) that connects the IID North Shore and Mecca Substations. Continued from May 15, 2013. Project Planner, Jay Olivas at 951-955-1195 or email at jolivas@rctlma.org. (Quasi judicial)

- 3.4 Staff Recommendation:  
ADOPT NEGATIVE  
DECLARATION; TENTATIVE  
APPROVAL OF CHANGE OF  
ZONE; APPROVAL OF PLOT  
PLAN**

Staff Recommendation at Hearing:  
**ADOPT NEGATIVE  
DECLARATION; TENTATIVE  
APPROVAL OF CHANGE OF  
ZONE; APPROVAL OF PLOT  
PLAN**

Planning Commission Action:  
**BY A VOTE OF 5-0  
ADOPTED NEGATIVE  
DECLARATION; TENTATIVELY  
APPROVED CHANGE OF ZONE;  
APPROVED OF PLOT PLAN**

**CHANGE OF ZONE NO. 7793 AND PLOT PLAN NO. 25248** – Intent to Adopt a Negative Declaration – Applicant: Boos Development West. LLC – Third/Fifth Supervisorial District - Location: Northwest corner of Ritter Avenue and Highway 74 – **REQUEST:** The change of zone is also being proposed for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio). The plot plan proposes an 8,239 square foot stand alone retail store (Family Dollar) on approximately 1.5 acres with 42 parking spaces. Project Planner, H. P. Kang at (951) 955-1888 or email hpkang@rctlma.org. (Legislative)

- 3.5 Staff Recommendation:  
ADOPT NEGATIVE  
DECLARATION; APPROVE  
PUBLIC USE PERMIT**

**PUBLIC USE PERMIT NO. 575, REVISED PERMIT NO. 1** – Intent to Adopt a Negative Declaration - Applicant: Roman Catholic Bishop of San Bernardino – Fourth/Fourth Supervisorial District - Location: Northerly of Sixth Street, southerly of Seventh Street, easterly of Dale Kiler Road, westerly of Home Avenue – **REQUEST:** An expansion to

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JUNE 19, 2013**

Staff Recommendation at Hearing: the existing church facility with a new 16,043 square foot church building on 14.3 gross acres. Project Planner, Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)  
**ADOPT NEGATIVE  
DECLARATION; APPROVE  
PUBLIC USE PERMIT**

Planning Commission Action:  
**BY A VOTE OF 5-0  
CONTINUED TO JULY 17, 2013**

**3.6 Staff Recommendation:  
CONSIDER ADDENDUM;  
APPROVAL OF TENTATIVE  
TRACT MAP MINOR CHANGE 2**

Staff Recommendation at Hearing:  
**CONSIDER ADDENDUM;  
APPROVAL OF TENTATIVE  
TRACT MAP MINOR CHANGE 2**

Planning Commission Action:  
**BY A VOTE OF 5-0  
CONSIDERED ADDENDUM;  
TENTATIVELY APPROVED  
TRACT MAP MINOR CHANGE 2  
WITH MODIFICATIONS TO THE  
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE NO. 2** – Addendum to Adopted Mitigated Negative Declaration Required – Applicant: LS Terracina (Standard Pacific Homes) – Third/Third Supervisorial District – Location: Northerly of Anza Road, southerly of Monte Verde Road and westerly of El Chimisal Road – **REQUEST:** The minor change proposes to connect Streets “A” and “J” of the approved tentative map to provide better circulation. The application is still a Schedule “A” subdivision of 65.4 acres into 115 single family residential lots, with a minimum lot size of 8,000 sq. ft. and an average lot size of 11,316 sq. ft., and 9 additional lots for open space, detention/water quality basins, a landscape lot, and a park. Project Planner, H. P. Kang at (951) 955-1888 or email hp kang@rctlma.org. (Legislative)

**4.0 WORKSHOP**

**4.1 CONTINUED TO JULY 17, 2013  
4.2 CONTINUED TO JULY 17, 2013  
4.3 RECOMMENDATION WILL BE  
SENT TO THE BOARD OF  
SUPERVISORS**

**HIGHWAY 79 POLICY AREA UPDATE  
WALL DESIGN GUIDELINES  
GPIP UPDATE**

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

**6.0 DIRECTOR’S REPORT**

**7.0 COMMISSIONER’S COMMENTS**