



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 6, 2013**

1.0 CONSENT CALENDAR

**1.1 ADOPTION OF THE REVISED
2013 PLANNING COMMISSION CALENDAR**

Planning Commission Action:
By A Vote Of 5-0
ADOPTED THE REVISED CALENDAR.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 GENERAL PLAN AMENDMENT NO. 1123 – Applicant: Cornerstone Communities– Third/Third Supervisorial District –Location: Northerly of Calistoga Drive, westerly of Promontory Parkway, and easterly of Borel Road – Zoning: Specific Plan (SP) **REQUEST:** The General Plan Amendment proposes to do three different things- 1) A Circulation change proposes to revise the path of Leon Road, from an intended westerly curve in the road about 1000 feet north of Promontory Parkway, which would have eventually become Calistoga Drive, to a new path which proposes to have Leon Road continue southward eliminating the previous connection between Leon Road and Calistoga Drive, instead Leon Road proposes to intersect with, and terminate into, a T-intersection with Promontory Parkway on the east and Calistoga Drive on the west. 2) A Land Use Change proposed to change the General Plan Land Use Designation for Parcels 957-320-018, and 957-320-014 which were part of an EDA sponsored runway extension, from Industrial Park and Restricted Light Industrial, as reflected on the Land Use Plan for Specific Plan No. 265 to Community Development: Public Facilities (CD:PF). Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

Planning Commission Action:
By a vote of 5-0, **PLANNING COMMISSION PROVIDED COMMENTS** for the Board of Supervisors regarding General Plan Amendment No. 1123.

3.0 PUBLIC HEARINGS

3.1 TENTATIVE TRACT MAP NO. 36317 – Consider Addendum No. 4 to Certified EIR 325 – Applicant: Sycamore Creek Holdings, LLC – First/First Supervisorial District – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan –

Staff Report Recommendation:
**CONSIDERATION OF ADDENDUM NO. 4;
APPROVAL OF TENTATIVE TRACT MAP.**
Staff's Recommendation at Hearing:
**CONSIDERATION OF ADDENDUM NO. 4;
APPROVAL OF TENTATIVE TRACT MAP**

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 6, 2013**

REQUEST: The project proposes a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2. Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

subject to additions, deletions, and changes to the Conditions of Approval provided at hearing.

Planning Commission Action:

By A Vote Of 3-1-1 (Commissioner Leach recused herself; Commissioner Sloman voted nay), **CONSIDERED ADDENDUM NO. 4; TENTATIVELY APPROVED TENTATIVE TRACT MAP**, subject to additions, deletions, and changes to the Conditions of Approval provided at hearing.

- 3.2 PLOT PLAN NO. 24928** – Adopt a Negative Declaration - Applicant: Verizon Wireless – Third/Third Supervisorial District – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – **REQUEST:** The plot plan is a proposal for Verizon Wireless to construct and operate a disguised 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30 kilowatt backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the southwest section of the property (within W-1 zoning designation) 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. Continued from August 21, 2013, September 18, 2013, and October 2, 2013. Project Planner: HP Kang at (951) 955-1888 or email hpkang@rctlma.org. (Quasi-judicial)

Staff Report Recommendation:

ADOPTION OF NEGATIVE DECLARATION; APPROVAL OF THE PLOT PLAN.

Staff's Recommendation at Hearing:

Per applicant's request, **CONTINUE TO DECEMBER 4, 2013.**

Planning Commission Action:

By A Vote Of 5-0, **CONTINUED TO DECEMBER 4, 2013.**

- 3.3 CHANGE OF ZONE NO: 7805** – CEQA Exempt - Applicant: EPC Holdings 781 LLC – Third/Third Supervisorial District – Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 9.7 Gross Acres - Zoning: Specific Plan (SP) – **REQUEST:** The Project proposal to formalize the planning area boundaries for Planning Area No. 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan. Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

Staff Report Recommendation:

THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE CHANGE OF ZONE.

Staff's Recommendation at Hearing:

THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE CHANGE OF ZONE.

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 6, 2013**

Planning Commission Action:

By A Vote Of 4-0 (Commissioner Sanchez absent), **THE PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS APPROVAL OF THE CHANGE OF ZONE.**

3.4 CHANGE OF ZONE NO. 7495 and TENTATIVE PARCEL MAP NO. 33490

– Adopt a Negative Declaration – Applicant: Robert Mainiero – Fourth/Fourth Supervisorial District – Location: Northwest corner of 57th Avenue and Desert Cactus Drive – 10.1 gross acres - Zoning: Residential Agricultural (R-A-20) - **REQUEST:** A Change of Zone from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5). A Schedule “H” subdivision of 10.1 gross acres into two (2) residential parcels with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompassing an existing guest dwelling unit. Project Planner, Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Legislative)

Staff Report Recommendation:

ADOPTION OF NEGATIVE DECLARATION; TENTATIVELY APPROVAL OF THE CHANGE OF ZONE; APPROVAL OF TENTATIVE PARCEL MAP.

Staff’s Recommendation at Hearing:

ADOPTION OF NEGATIVE DECLARATION; TENTATIVELY APPROVAL OF THE CHANGE OF ZONE; APPROVAL OF TENTATIVE PARCEL MAP.

Planning Commission Action:

By A Vote Of 5-0, **ADOPTED THE NEGATIVE DECLARATION; TENTATIVELY APPROVED THE CHANGE OF ZONE; APPROVED TENTATIVE PARCEL MAP.**

3.5 SURFACE MINING PERMIT NO. 139, REVISED PERMIT NO. 1

– Intent to Adopt a Mitigated Negative Declaration – Applicant: Eric Werner – Mayhew Aggregates & Mine Reclamation – First/First Supervisorial District – Location: South of I-15 and Temescal Canyon – 215 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A) - **REQUEST: SMP139R1** proposes to consolidate PP1828, RCL106, and SMP139; reduce permitted annual tonnage allowed from 5,000,000 to 2,000,000; reconfigure areas subject to mining activities on-site to include the existing slopes and setback areas located along the western and southern boundaries of the site; and extend the expiration date of the permits from January 2018 to December 31, 2068 (50-years). No changes in the existing approved mining and trucking method or intensity proposed. Further, the SMP proposes to construct an inert debris engineered fill operation (IDEFO) to be located within the limits of the SMP139 mine site. - Project Planner, Matt Straite at (951) 955-8631 - email mstraite@rctlma.org, and David Jones at

Staff Report Recommendation:

ADOPTION OF A MITIGATED NEGATIVE DECLARATION; APPROVAL OF SURFACE MINING PERMIT.

Staff’s Recommendation at Hearing:

ADOPTION OF A MITIGATED NEGATIVE DECLARATION; APPROVAL OF SURFACE MINING PERMIT.

Planning Commission Action:

By A Vote Of 5-0, **ADOPTED A MITIGATED NEGATIVE DECLARATION** subject to revisions made at hearing; **APPROVED THE SURFACE MINING PERMIT** subject to revisions to the Conditional of Approval.

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 6, 2013**

(951) 955-6863 - email dljones@rctlma.org.
(Quasi-judicial)

3.6 SURFACE MINING PERMIT NO. 102, NOTICE AND ORDER TO COMPLY – Mine Operator: Sun Services – Fourth/Fourth Supervisorial District - Chuckwalla Zoning District – Location: 25 Miles North of Blythe, 10 Miles West of Midland Road, 15 Miles South of State Hwy 62 – 400 Gross Acres - Zoning: Natural Assets (N-A) - **REQUEST:** The Planning Commission is to consider testimony from Staff and the Mine Operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. (Discuss and Continue to January 15, 2014). Project Manager, David Jones at (951) 955-6863 or email dljones@rctlma.org. (Quasi-judicial)

Staff Report Recommendation:
DISCUSS AND CONTINUE TO JANUARY 15, 2014.

Staff's Recommendation at Hearing:
DISCUSS AND CONTINUE TO JANUARY 15, 2014.

Planning Commission Action:
By A Vote Of 5-0, **ENTERTAINED THE ORDER TO COMPLY; CONTINUED TO JANUARY 15, 2014** for discussion.

3.7 GENERAL PLAN NO. 1120 –Adopt a Negative Declaration – Applicant: County of Riverside – All Supervisorial Districts – All Zoning District and Areas – All Area Plans: - Location: Countywide – **REQUEST:** The proposed GPA will modify language within the County's General Plan that requires compliance with Multiple Species Habitat Conservation Plans (MSHCP) required and implemented under the County's General Plan. The proposed language will implement Board of Supervisors Resolution 2013-111, and allow stand-alone General Plan Amendments, stand-alone Change of Zones, and lot line adjustments to proceed through an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) process that does not include habitat assessments and species specific studies. Project Planner, Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)

Staff Report Recommendation:
THE PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISOR TO ADOPT A NEGATIVE DECLARATION; TENTATIVELY APPROVE GENERAL PLAN AMENDMENT; and ADOPTION OF RESOLUTION 2013-003.

Staff's Recommendation at Hearing:
THE PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISOR TO ADOPT A NEGATIVE DECLARATION; TENTATIVELY APPROVE GENERAL PLAN AMENDMENT; and ADOPTION OF RESOLUTION 2013-003 subject to Proposed Amendments.

Planning Commission Action:
By A Vote Of 5-0, **THE PLANNING COMMISSION ACCEPTED THE PROPOSED AMENDMENTS AND RECOMMENDS TO THE BOARD OF SUPERVISOR TO ADOPT A NEGATIVE DECLARATION; TENTATIVELY APPROVE GENERAL PLAN**

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 6, 2013**

**AMENDMENT; and ADOPTION OF
RESOLUTION 2013-003.**

4.0 DISCUSSION ITEMS

- 4.1 **ORDINANCE NO. 348.4729** – Consider the Board of Supervisors’ modifications to the proposed Ordinance No. 348.4729 associated with the Wine Country Community Plan and provide recommendations to the Board of Supervisors as appropriate on the following: 1) Revisions to the format of Ordinance No. 348.4729, 2) Clarifications to definitions, permitted uses and development standards in Ordinance No. 348.4729 set forth in Table A of the staff report, 3) Modifications to the trails network planning document for equestrian trails associated with Ordinance No. 348.4729, 4) Modifications to the boundaries of the Wine Country Zones set forth in Ordinance No. 348.4729. Project Manager, Frank Coyle at (951) 955-6097 or email fcoble@rctlma.org. (Legislative)

Staff Report Recommendation:

**CONSIDER BOARD OF SUPERVISORS’
MODIFICATIONS TO THE PROPOSED
ORDINANCE NO. 348.4729
ASSOCIATED WITH THE WINE
COUNTRY COMMUNITY PLAN AND
PROVIDE RECOMMENDATIONS TO THE
BOARD OF SUPERVISORS.**

Staff’s Recommendation at Hearing:

**CONSIDER BOARD OF SUPERVISORS’
MODIFICATIONS TO THE PROPOSED
ORDINANCE NO. 348.4729
ASSOCIATED WITH THE WINE
COUNTRY COMMUNITY PLAN AND
PROVIDE RECOMMENDATIONS TO THE
BOARD OF SUPERVISORS.**

Planning Commission Action:

CONTINUED TO NOVEMBER 20, 2013.

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR’S REPORT

7.0 COMMISSIONER’S COMMENTS