



PLANNING COMMISSION HEARING REPORT OF ACTIONS SEPTEMBER 17, 2014

1.0 **CONSENT CALENDAR**

1.1 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25311**

– Applicant: AT&T – Fourth/Fourth Supervisorial District – Location: Northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42 – 1.14 Acres – **REQUEST:** Receive and file the Notice of Decision by the Planning Director on August 11, 2014 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Planning Commission Action:

By A Vote Of 5-0,

ITEM PULLED AND TO SET FOR HEARING.

2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

2.1 **GENERAL PLAN AMENDMENT NO. 1140** – Applicant: Peter Pitassi – First/First Supervisorial District – Location: On the northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.30 Gross Acres – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Land Use Designation to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). Project Planner:

Action:

(Commissioner Leach recused herself)

STAFF RECEIVED COMMENTS FROM THE PLANNING COMMISSION.

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Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Legislative)

2.2 GENERAL PLAN AMENDMENT NO. 1134 –

Applicant: Jeff Weber – Representative: Bonadiman & Associates – Fifth/Fifth Supervisorial District – Whitewater Zoning Area – The Pass Area Plan: Rural: Rural Residential and Rural: Rural Desert – Location: Northerly of Seminole Drive, easterly of Deep Creek Road, westerly of Rushmore Avenue – 407.6 Gross Acres – Zoning: Controlled Development Areas - 5 acre minimum – **REQUEST:** The General Plan Amendment proposes an Extraordinary Foundation level Amendment to amend the Riverside County General Plan Land Use Element from Rural: Rural Residential and Rural: Rural Desert to Rural: Rural Residential and Community Development: Light Industrial (0.25 – 0.60 floor area ratio) on 407.6 gross acres. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)

Action:

STAFF RECEIVED COMMENTS FROM THE PLANNING COMMISSION.

3.0 PUBLIC HEARINGS: CONTINUED ITEMS

3.1 GENERAL PLAN AMENDMENT NO. 903 and CHANGE OF ZONE NO. 7818 –

Intent to Adopt a Negative Declaration – Applicant: Milan Chakrabarty – Third/Third Supervisorial District - Location: Northwesterly of Highway 79, easterly of Pourroy Road and southerly of Keller Road - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P). Continued from July 16, 2014. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

Planning Commission Action:

By A Vote Of 5-0,

CONTINUED OFF CALENDAR.

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- 3.2 SURFACE MINING PERMIT NO. 102, SUSPENSION OF MINING PERMIT** – Mine Operator: Double D Mining, LLC – Fourth/Fourth Supervisorial District – Chuckwalla Zoning District – East County - Desert Area Plan: Open Space: Rural (OS-RUR) – 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 to review and consider the findings prepared for the suspension of Surface Mining Permit No. 102 associated with the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555. Related Cases: None. Continued from August 20, 2014. Project Manager: David Jones at (951) 955-6863 or email djones@rctlma.org. (Quasi-judicial) **(Public Hearing Closed on August 20, 2014).**
- Planning Commission Action:**
By A Vote Of 5-0,
APPROVED THE FINDINGS OF FACT AND DECISION TO SUSPEND THE SURFACE MINING PERMIT.
- 3.3 CHANGE OF ZONE NO. 7826** – CEQA Exempt - Applicant: County of Riverside – All Supervisorial Districts - Location: Countywide – **REQUEST:** The change of zone proposes the following amendments to Riverside County Ordinance No. 348: (1) amend Section 18.18 (Detached Accessory Buildings) to modify development standards and the review process for detached accessory buildings; (2) amend Section 18.28 (Conditional Use Permits), Section 18.28a (Second Unit Permits), Section 18.29 (Public Use Permits) and Section 18.30 (Plot Plans) to modify the time period to use an approved permit and other minor changes to the sections; and (3) amend Section 19.43 (Modifications to Approved Permits) to modify the approval process for on-site advertising structures and signs. Continued from August 20, 2014. Project Planner: David Mares at (951) 955-9076 or email dmares@rctlma.org. (Legislative)
- Planning Commission Action:**
By A Vote Of 5-0,
CONTINUED TO OCTOBER 15, 2013.
- 3.4 PLOT PLAN NO. 14522 REVISED PERMIT NO.1 – CEQA Exempt - Appellant: World’s Biggest Cabazon Dinosaurs** - Applicant: World’s Biggest Cabazon Dinosaurs – Representative: Trip Hord – Fifth/Fifth
- Planning Commission Action:**
By A Vote Of 5-0
CONTINUED TO MARCH 18, 2015.

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Supervisory District - Location: Northwest corner of Seminole Drive and Deep Creek Road – Zoning: Scenic Highway Commercial - **REQUEST:** An appeal by the applicant concerning the Planning Director's denial of Plot Plan No. 14522 Revised Permit No. 1 on June 23, 2014, which proposes to add to the original approved project Plot Plan No. 14522, a 2,916 sq.ft. gift shop, a 1,060 sq.ft. caretaker unit, and 34,279 sq. ft. area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres. Continued from August 20, 2014. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)

4.0 PUBLIC HEARING: NEW ITEMS

4.1 TENTATIVE TRACT MAP NO. 36536 – No New Environmental Documents Required - Applicant: CV Communities, LLC - Engineer/Representative: Ed Lenth – Third/Third Supervisory District - Rancho California Zoning District – Southwest Area Plan: Community Development: Medium High Density Residential (MHDR), Meadows/Greenbelt as reflected on the SP284 Land Use Plan – The project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street – 29.55 acres – SP Zone - **REQUEST:** The Project is a Schedule “A” subdivision of the 29.55 acres into 84 single-family lots, 1 Water Quality/Detention Basin lot and four lettered open space lots. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

Planning Commission Action:

By A Vote Of 5-0,

FOUND TENTATIVE TRACT MAP NO. 36536 is exempt from the provisions of CEQA; and **APPROVED TENTATIVE TRACT MAP NO. 36536**, as modified at hearing.

4.2 GENERAL PLAN AMENDMENT NO. 954 and CHANGE OF ZONE NO. 7739 – Intent to Adopt a Mitigated Negative Declaration – Applicant: MDMG Inc. – Engineer/Representative: MDMG Inc. – Third/Third Supervisory District - Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) – Location: Northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area – 53.94 Gross Acres - Zoning: Light

Planning Commission Action:

By A Vote Of 5-0,

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2014-008; and,

PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

DENY GENERAL PLAN AMENDMENT NO. 954 as initiated by the Board of Supervisors; but,

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Agriculture - 5 Acre Minimum Lot Size (A-1-5) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) within the Highway 79 Policy Area to 20.04 acres of Medium Density Residential (MDR) (2-5 D.U./Ac.) for APN 964-030-007, and a total of 33.89 acres of Medium High Density Residential (MHDR) (5-8 D.U./Ac.) for APN's 964-030-008 and 472-210-003. The Change of Zone proposes to change the zoning for the subject site from Light Agriculture - 5 Acre Minimum (A-1-5) to Planned Residential (R-4). Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

ADOPT a MITIGATED NEGATIVE DECLARATION; and,
APPROVE GENERAL PLAN AMENDMENT NO. 954 (as amended); and,
APPROVE CHANGE OF ZONE NO. 7739.

4.3 CHANGE OF ZONE NO. 7789 and TENTATIVE TRACT MAP NO. 32394, REVISED MAP NO. 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Stone Star Riverside, LLC – Engineer/Representative: WJ McKeever, Inc. – Third/Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units/Acre) – Location: Northerly of Simpson Road, southerly of Grand Avenue, Easterly of Leon Road and westerly of Highway 79 – 39.83 Gross Acres – Zoning: One Family Dwellings (R-1) - **REQUEST:** The Change of Zone proposes to change the project site's zoning from One Family Dwelling (R-1) to Planned Residential (R-4). Tentative Tract Map No. 32394, Revised Map No. 1 proposes to revise TR32394, a Schedule A subdivision of 39.83 acres into 127 residential lots, previously approved in 2006, by increasing the number of lots to 166 residential lots, removing the requirement to participate in a CFD, adding two basins, and adding additional drainage/open space features onsite and offsite. 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 RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT OF THE MITIGATED NEGATIVE DECLARATION; and,
APPROVE OF CHANGE OF ZONE 7789; and,
APPROVE OF TENTATIVE TRACT MAP NO. 32394, REVISED MAP NO. 1

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4.4 SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643 -

Consider an Addendum to an EIR – Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial - Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327 – Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road – 960 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** The Specific Plan Amendment proposes to maintain the maximum unit count of 1,443 as previously approved for the Specific Plan, but reduces the residential acreage from 353.3 acres to 300.7 acres; increases the open space areas from 510 acres to 539.5 acres; eliminates the 4.4 acres of commercial land uses, increases the park land uses from 22.3 acres to 33.9 acres; and creates a new 2.1 acre Public Facilities Planning Area for water tanks and modifies all infrastructure to accommodate the new design. Tentative Tract Map No. 36643 proposes a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1. Change of Zone No. 7807 proposes to do two tasks: 1) Revise the Specific Plan Zoning Ordinance and 2) To formalize the boundaries for all Planning Areas where maps are proposed as part of this project. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

Planning Commission Action:

By A Vote Of 4-0 (Commissioner Leach recused herself),

APPROVED PLANNING COMMISSION RESOLUTION NO. 2014-07; and,

PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER ADDENUM NO. 1 to ENVIRONMENTAL IMPACT REPORT NO. 439; and,

APPROVE SPECIFIC PLAN NO. 327,

AMENDMENT NO. 1; and,

APPROVE CHANGE OF ZONE NO. 7807; and,

APPROVE TENTATIVE TRACT MAP NO. 36643.

4.5 CHANGE OF ZONE NO. 7813, CONDITIONAL USE PERMIT NO. 3698, PUBLIC USE PERMIT NO. 921, ORDINANCE NO. 664.56, DEVELOPMENT AGREEMENT NO. 80 – Intent to Adopt a Mitigated Negative Declaration - Applicant:

Ecos Energy, LLC – Engineer/Representative: Brad Wilson – Third/Third Supervisorial District – Winchester Zoning Area – Harvest

Planning Commission Action:

By A Vote Of 5-0,

PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPTION of a MITIGATED NEGATIVE; and,

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Valley/Winchester Area Plan – Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Northerly of Mark Trail, southerly of Sycamore Springs Road, easterly of Lynch Lane, and westerly of Sage Road – 16.43 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – **REQUEST:** Change of Zone No. 7813 proposes to change the existing zoning of the 10 acre project site from Rural Residential (R-R) to Regulated Development Areas (R-D). Conditional Use Permit No. 3698 proposes the construction and use of a 1.25 MW (AC) Photovoltaic Solar Power Plant on an approximately 10 acre parcel. Public Use Permit No. 921 proposes to connect a 1.25 MW Photovoltaic Solar Power Plant (CUP 3698) to the power grid. The power connection leaves the Solar Power Plant site and will be underground through parcels 3 and 2 of Tentative Parcel Map No. 36611, and emerges on the southeast corner of parcel 2, at which time the conduit connects to the utility pad located on parcel 2 which will be owned and operated by Southern California Edison (SCE). From the utility pad located on parcel 2, an underground cable owned and operated by SCE will cross Grand Avenue to emerge and connect to existing power poles on the eastern side of Grand Avenue. The underground conduit to be installed by the applicant will also require an encroachment permit from the County and may also require an easement from the County. The applicant has also proposed to enter into a Development Agreement (DA No. 80) with the County for the Project consistent with the County’s solar power plant program. DA No. 80 has a term of thirty years and will grant the applicant vesting rights to Develop the Project in accordance with the terms of the agreement. Proposed Ordinance No. 664.56 incorporates by reference and adopts DA No. 80 consistent with Government Code Section 65867.5. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)

APPROVAL of CONDITIONAL USE PERMIT NO. 3698; and
APPROVAL of PUBLIC USE PERMIT NO. 921; and,
APPROVAL of CHANGE OF ZONE NO. 7813; and,
INTRODUCTION and ADOPTION on successive weeks of ORDINANCE NO. 664.56.

- 4.6 CONDITIONAL USE PERMIT NO. 3683 – Planning Commission Action:**
CEQA Exempt – Applicant: Kanaiyalala A. Patel – Representative: Hector Moreno –
By A Vote Of 5-0

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Fifth/Fifth Supervisorial District - Location: Southwest corner of Reservoir Avenue and Hansen Avenue – Zoning: Scenic Highway Commercial - **REQUEST:** To permit an existing 3,270 sq. ft. liquor store building with the sale of beer, wine and distilled spirits for off premise consumption on 0.5 gross acres. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)

FOUND the project exempt from California Environmental Quality Act; AND, **APPROVED** of a **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**; and, **APPROVED** of **CONDITIONAL USE PERMIT NO. 3683**, as modified at hearing.

4.7 CHANGE OF ZONE NO. 7846 - No New Environmental Documentation is Required – Applicant: Claudette Poole – Engineer/Representative: Chance Bainum – First/First Supervisorial District - El Cariso Zoning District - Elsinore Area Plan: Rural Residential (R: RR) (5 acres min.) – Location: North of Calle De Los Pinos, south of Calle Cordoniz, east of El Cariso Rd., and west of Ortega Highway (Highway 74) - 0.5 Acres - Zoning: General Commercial (C-1/C-P) Zone - **REQUEST:** Change of Zone to Residential Agricultural (R-A) Zone. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org. (Legislative)

Planning Commission Action:
By A Vote Of 5-0,

PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:
FIND NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED: and, **APPROVE CHANGE OF ZONE NO. 7846**, as modified at hearing.

5.0 WORKSHOP

5.1 NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS