



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 15, 2015**

1.0 CONSENT CALENDAR

- 1.1 ADOPTION OF THE REVISED 2015 PLANNING COMMISSION CALENDAR** **ADOPTED THE REVISED 2015 PLANNING COMMISSION CALENDAR**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

- 2.1 NONE**

3.0 PUBLIC HEARINGS

- 3.1 GENERAL PLAN AMENDMENT NO. 973, CHANGE OF ZONE NO. 7855** – Intent to Adopt a Negative Declaration – Applicant: Betty and Leo Wesslink – Engineer/Representative: David Jeffers Consulting, Inc. – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) and Highway 79 Policy Area – Location: South of Stowe Road, north of Marvin Hull Road, east of El Callado, and west of California Avenue – 151.47 Acres – Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) – **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component and Land Use designations of the subject site from Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 151.47 acres. Change of Zone No. 7855 proposes to change the zoning on the 151.47 acre site from Heavy Agriculture - 10 Acre Minimum (A-2-10) to Industrial Park (IP). Continued from January 21, 2015. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org.

Planning Commission Action:

Public Comment: Open
By A Vote of 5-0,

CONTINUED TO JUNE 17, 2015.

4.0 PUBLIC HEARINGS

- 4.1 SPECIFIC PLAN NO. 364, GENERAL PLAN AMENDMENT NO. 743, CHANGE OF ZONE NO. 7143, TENTATIVE TRACT MAP NO. 36450, and ENVIRONMENTAL IMPACT REPORT NO. 530** – Intent to Certify an Environmental Impact Report - Applicant:

Planning Commission Action:

Public Comment: Closed
By A Vote of 5-0

APPROVED PLANNING COMMISSION RESOLUTION NO. 2015-04; and

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Colinas Del Oro Land Company, LLC - First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural - Rural Mountainous (R:RM), Community Development - Very Low Density Residential (CD:VLDR) – Location: Westerly of Highway 74 and southerly of Ethanac Road – 127.4 Gross Acres - Zoning: Rural Residential (R-R) – **REQUEST:** The Specific Plan proposes a split foundation master plan of 126.4 acres featuring residential and commercial designations as well as open space, trails and recreation space with a maximum dwelling unit count of 490 dwelling units. The Tentative Tract Map is a Schedule A subdivision of 126.4 acres into 245 residential lots with an average lot size of 6,518 sq. ft. The General Plan Amendment and Change of Zone propose to establish a Specific Plan on the site. The Environmental Impact Report proposes to study the possible impacts resulting from the project. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

- 4.2 GENERAL PLAN AMENDMENT NO. 928D1, CHANGE OF ZONE NO. 7863, and CONDITIONAL USE PERMIT NO. 3681** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Hennie Monteleone – Engineer/Representative: John Munroe - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Policy Areas/Overlays: Highway 79 Policy Area – Location: Northerly of Raven Court Road, southerly of Monteleone Meadows (formally Augie Court), Easterly of I-215, and westerly of Briggs Road – 9.09 Gross Acres – Zoning: Rural Residential (R-R). **REQUEST:** The General Plan Amendment proposes to change the General Plan from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Scenic Highway Commercial (CPS). The Change of Zone proposes a change from Rural Residential (R-R) to Commercial Tourist (CT). Conditional Use Permit No. 3681 is for the proposal to permit an existing weddings/receptions/special events facility comprising of outside and enclosed areas including a 17,425 sq. ft. pond,

RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 530; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 743; and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7143; and,

TENTATIVE APPROVAL of SPECIFIC PLAN NO. 364; and,

TENTATIVE APPROVAL of TENTATIVE TRACT MAP NO. 36450, as modified at hearing.

Planning Commission Action:
Public Comment: Closed
By A Vote of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2015-07; and,

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

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42499; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 928D1; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7863; and,

APPROVE CONDITIONAL USE PERMIT NO. 3681.

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a 3,600 sq. ft. caretaker's unit, a 340 sq. ft. gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 sq. ft. reception center with storage and proposed kitchen, a 1,375.5 sq. ft. restroom and changing facility, a 600 sq. ft. restroom facility, a 280 sq. ft. office trailer with no restroom facilities, four corrals and 104 parking spaces. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

- 4.3 CHANGE OF ZONE NO. 7860** - No New Environmental Documentation is Required – Applicant: County of Riverside - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG) - Temecula Valley Wine Country Policy Area - Equestrian District – Location: The entire Equestrian District, generally south of Linda Rosea Road and north and south of De Portola Road, north and south of Highway 79 and near the intersection of Santa Rita Road and Anza Road – Approximately 3,032 gross acres (for the entire Equestrian District) - Zoning: Residential Agricultural – 2.5, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural - 10 and 20 Acre Minimum (A-1-10, A-1-20) - **REQUEST:** The intent of this zone change is to have a voluntary General Plan consistency zone change, meaning landowners within the Equestrian District can opt into the Change of Zone. As a result, the actual parcels to be changed continues to evolve. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

- 4.4 GENERAL PLAN AMENDMENT NO. 975** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Mary Etta Bollman – Engineer/Representative: David Jeffers Consulting, Inc. – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Buena

Planning Commission Action:

Public Comment: Closed
By A Vote of 5-0

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

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED**; and,

APPROVE CHANGE OF ZONE NO. 7860.

Planning Commission Action:

Public Comment: Open
By A Vote of 4-1 (Commissioner Leach voted No to the continuance)

CONTINUED TO JUNE 17, 2015.

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Ventura Road, southerly of Auld Road, easterly of Pourroy Road, and westerly of Borel Road – 73.65 acres – Zoning: Light Agriculture 5 Acre Minimum (A-1-5) – **REQUEST:** The applicant proposes to amend the General Plan Foundation Component and Land Use designations of the subject site from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) on approximately 73.65 acres. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org.

- 4.5 GENERAL PLAN AMENDMENT NO. 1058, CHANGE OF ZONE NO. 7672, CONDITIONAL USE PERMIT NO. 3599 – Intent to Adopt a Mitigated Negative Declaration** - Applicant: Fayez Sedrak - Engineer/Representative: W. Tan Engineering - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan - Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of the 215 Freeway – 3.1 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The General Plan Amendment proposes to change the project site’s existing General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to Community Development: Commercial Office (CD:CO) (0.35 – 1.0 Floor Area Ratio). The Change of Zone proposes to change the site’s existing zoning classification from Manufacturing – Service Commercial (M-SC) to Commercial Office (C-O). The Conditional Use Permit proposes to construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.

- 4.6 RIVERSIDE COUNTY ORDINANCE NO. 925 AND RIVERSIDE COUNTY ORDINANCE NO. 348.4802 - MARIJUANA CULTIVATION**

Planning Commission Action:
Public Comment: Closed
By A Vote of 5-0

ADOPTED RESOLUTION NO. 2015-006 RECOMMENDING ADOPTION of General Plan Amendment No. 1058; and,

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

ADOPT MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 41981**; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1058; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7672; and,

APPROVE CONDITIONAL USE PERMIT NO. 3599.

Planning Commission Action:
Public Comment: Closed
By A Vote of 5-0

RECOMMENDS THAT THE BOARD OF

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SUPERVISORS TAKE THE FOLLOWING
ACTIONS:

**FIND THE ORDINANCE EXEMP FROM
CEQA;** and,

ADOPT ORDINANCE NO. 348-4802.

- 4.7 TENTATIVE PARCEL MAP NO. 36574 (WAIVER OF FINAL MAP)** – Intent to Adopt Negative Declaration - Owner/Applicant: DBP Ventures – Fourth Supervisorial District – Bermuda Dunes Zoning District – Location: North of Las Montanas Road, south of Flora Road, and east of El Viento Road – 2.25 Acres – Zoning: Manufacturing - Service Commercial (M-SC) – **REQUEST:** Tentative Parcel Map No. 36574 is a Schedule E parcel map proposing to subdivide 2.25 acres into four (4) parcels with parcel sizes ranging from approximately 0.48 acres to 0.67 acres each within an existing industrial subdivision with Waiver of Final Map. The existing 2.25 acre site would re-subdivide Assessor's Parcel Number 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783 located within Parcel 4 of previously recorded Parcel Map No. 32544. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org.

Planning Commission Action:

Public Comment: Closed
By A Vote of 5-0

**ADOPTED a NEGATIVE DECLARATION for
ENVIRONMENTAL ASSESSMENT NO.
42640;** and,

**APPROVED TENTATIVE PARCEL MAP NO.
36574 (WAIVER OF FINAL MAP).**

- 4.8 TENTATIVE TRACT MAP NO. 34676, CHANGE OF ZONE NO. 7649** – Intent to Adopt a Mitigated Negative Declaration * Applicant/Owner: L & J Ranch Development LLC – Engineer/Representative: Franco Enterprises Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre) – Location: Southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** One (1) detention basin and a change of zone from Residential Agricultural – 10 Acre Minimum (R-A-10) to One Family Dwellings (R-1), Proposed Schedule A subdivision of 10.27 acres into 22 single family residential

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lots with a minimum lot size of 10,000 sq. ft.,
Project Planner: Mark Corcoran at (951) 955-3025 or email mcorcora@rctlma.org.

- 4.9 SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, CHANGE OF ZONE NO. 7823, AND TENTATIVE TRACT MAP NO. 36722** – Consider an Addendum to Certified EIR – Applicant: French Valley Acres, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.), Open Space: Conservation (OS:C), and Open Space: Recreation (OS:R) as reflected on the Specific Plan Land Use Plan of SP 286 – Location: Northerly of Safflower Street, southerly of Keller Road, easterly of Highway 79, and westerly of Washington Street – 1,656 Gross Acres (40.6 Acres for the Tentative Tract Map) - Zoning: Specific Plan (SP No. 286 [Winchester 1800]) – **REQUEST:** The Specific Plan Amendment proposes to amend the Winchester 1800 Land Use Plan as it applies to approximately 105.5 acres of the project site. As part of the amendment, Planning Areas 1, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. The amendment also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach and accommodate a proposed lower-density residential subdivision. The Change of Zone proposes text changes to the Specific Plan Zoning Ordinance and to formalize all the Planning Area boundaries for Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B needed for the Tentative Tract Map. The Tentative Tract Map is a Schedule “A” subdivision of 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space/landscape lots, three (3) open space/landscape/access lots, and on-site public roads. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

Planning Commission Action:

Public Comment: Closed
By A Vote of 4-0 (Commissioner Leach recused herself)

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2015-008; and,

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

CONSIDER an **ADDENDUM** to **ENVIRONMENTAL IMPACT REPORT NO. 374;** and,

TENTATIVELY APPROVE SPECIFIC PLAN NO. 286, AMENDMENT NO. 6; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7823; and,

APPROVE TENTATIVE TRACT MAP NO. 36722.

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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