



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 29, 2015**

**1.0 CONSENT CALENDAR**

**1.1 NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**2.1 NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 RECLAMATION PLAN NO. 113 REVISION NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: 71-91, LLC. – Second Supervisorial District – **REQUEST:** Proposes to revise the reclamation plan for an existing surface mining operation to decrease the previous mining limits from 62.2 acres to 23.7 acres and increase the previous reclamation limits from 67.2 acres to 133.0 acres and continue annual extraction of sand material at a maximum handling rate of 500,000 tons, with an estimated annual mining commodity of 300,000 tons (sand) and 200,000 tons (aggregate). In addition, the revision proposes to permit an estimated 250,000 tons annually on site recycling (processing and crushing) of asphalt, concrete and other inert fill material. The recycling is considered part of the reclamation because it provides materials to help fill the site for the future use. The applicant is additionally proposing that the Board officially determine the vested rights for the property with the revised reclamation plan. Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org)

**Planning Commission Action:**  
Public Comments: CLOSED

By A Vote Of 5-0

**ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42672; and,**

**DETERMINE that 71-91 LLC has a vested right to operate a rock quarry, rock crusher and rock, sand and gravel pit within the Vested Rights Area shown on Figures 6, 7 and 8 of Appendix D in Exhibit C attached hereto; and,**

**APPROVED RECLAMATION PLAN NO. 113 REVISION NO. 1.**

**5.0 WORKSHOP**

**5.1 WINE COUNTY ZONING UPDATE WORKSHOP** - The Planning Department is holding a Planning Commission Workshop (no action taken) to discuss some Staff proposed changes to the Wine Country Zoning. Public participation is welcome. The Temecula Valley Wine Country Policy Area covers approximately 17,910 acres east of the City of Temecula. This area contains estates, vineyards, wineries and ancillary uses, citrus groves, equestrian establishments, and residential uses. In 2014 the Board of Supervisors approved the Temecula Valley Wine Country

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Community Plan, which included new zones for the area. At the time of its approval, the Board of Supervisors directed staff to monitor the plan's implementation and report back after a year with recommendations on improvement if needed. Staff is holding this workshop to discuss an amendment to Ordinance No. 348 to modify sections of the Wine Country- Winery (WC-W) and Wine Country – Winery Existing (WC-WE) Zones, with some possible minor revision in the other zones for consistency purposes. It is important to highlight that the changes to be discussed in the workshop would not fundamentally alter the vision of the Plan, which creates a balance between the needs of the wineries, residential, and equestrian uses by establishing specific districts for each use. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org).

- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
- 7.0 DIRECTOR'S REPORT**
- 8.0 COMMISSIONER'S COMMENTS**