



## PLANNING COMMISSION HEARING REPORT OF ACTIONS JUNE 7, 2017

### 1.0 CONSENT CALENDAR

- 1.1 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32026** – Applicant: Lake Elsinore Lakeside Estates, LLC – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – and Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Southerly of Grand Avenue, westerly of Doolittle Court, and easterly of Mountainous Drive – 89.9 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74 acre Reservoir site, a 0.16 acre Water Pump Station site, a 6.02 acre Debris Basin, a 0.89 acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95 acres will be preserved within a conservation easement – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to June 23, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).
- APPROVED** First Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to June 23, 2018.
- 1.2 FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 36108** – Owner/Applicant: Dr. Peter Tynberg – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Southerly of 30<sup>th</sup> Avenue, easterly of Rio Del Sol, and northerly of Watt Court – 20.0 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: Schedule “E” Subdivision of 20 acres into 20 industrial parcels with common retention basin and private common streets – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36108, extending the expiration date to April 7, 2018. Project Planner: Jay Olivas at (760) 863-8271 or email [jolivas@rivco.org](mailto:jolivas@rivco.org).
- APPROVED** First Extension of Time Request for Tentative Parcel Map No. 36108, extending the expiration date to April 7, 2018.
- 1.3 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32272** – Applicant: Vir Prabhu Dhalla – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Thompson Road, easterly of Washington Street, and southerly of Yates Road – 12 Gross Acres – Zoning: Light Agriculture 5 Acre Minimum (A-1-5) – Approved Project Description: Schedule “A” Subdivision of 12 acres into 42 single-family dwelling units with 7,200 sq. ft. minimum lot sizes and one (1) detention basin – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32272, extending the expiration date to May 23, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).
- APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32272, extending the expiration date to May 23, 2018.
- 1.4 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32627** – Applicant: CalAtlantic Homes – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Anza Road, southerly of Monte Verde Road, and westerly of
- APPROVED** First Extension of Time Request for Tentative Tract Map No. 32627, extending the expiration date to January 23, 2018.



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JUNE 7, 2017**

El Chimisal Road – 65.4 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “A” Subdivision of 65.4 gross 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 nine (9) additional lots for open space, detention/water quality basins, a landscape lot, and a park – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32627, extending the expiration date to January 23, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**1.5 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35465** – Applicant: Coachella Valley Housing Coalition – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of 64<sup>th</sup> Avenue, southerly of 63<sup>rd</sup> Avenue, and easterly of Lincoln Street – 60 Gross Acres – Zoning: Residential Incentive (R-6) – Approved Project Description: Schedule “A” Subdivision of 60 gross acres into 291 single family residential lots with open space and drainage lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35465, extending the expiration date to April 14, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** Second Extension of Time Request for Tentative Tract Map No. 35465, extending the expiration date to April 14, 2018.

**1.6 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32065** – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Rowley Lane, southerly of Montgomery Avenue, and easterly of 6<sup>th</sup> Street – 64.5 Gross Acres – Zoning: Residential Agriculture (R-A) – Approved Project Description: Schedule “B” Subdivision of 64.5 gross acres into 99 single-family residential lots, two (2) detention basins, and one (1) 16.5 ft. wide access road – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32065, extending the expiration date to May 25, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32065, extending the expiration date to May 25, 2018.

**1.7 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32064** – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Nuevo Road, southeasterly of Corso Alto Avenue, and westerly of Hansen Avenue – 31.4 Gross Acres – Zoning: Residential Agriculture (R-A) – Approved Project Description: Schedule “B” Subdivision of 31.4 gross acres into 43 single family residential lots, with a minimum lot size of 21,784 sq. ft. and one (1) detention basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32064, extending the expiration date to May 25, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32064, extending the expiration date to May 25, 2018.

**1.8 PLOT PLAN NO. 25701 – RECEIVE and FILE** – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger,

**RECEIVED AND FILED.**



## PLANNING COMMISSION HEARING REPORT OF ACTIONS JUNE 7, 2017

Core Development Services – Owner: Joseph Ellis – Fourth Supervisorial District – Chuckwalla Zoning Area – Desert Center Area Plan – General Plan: Open Space: Rural (OS-RUR) (20 acre minimum) – Location: Southeasterly of Desert Center Rice Road (Highway 177) and Loma Verde Road, and northerly of Capp Road – 11.25 Acres – Zoning: Controlled Development Area, 10 acre minimum lot size (W-2-10) – **REQUEST:** The Plot Plan proposes to construct a wireless communication facility consisting of a 59-foot tower disguised as a palm tree; 12 panel antennas, 15 Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite antennas within a 900 sq. ft. lease area. The lease area will be enclosed by a 6 foot tall wrought-iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by Riverside County Flood Control and Water Conservation District. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

- 1.9 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 21201 – RECEIVE and FILE** – Applicant: SBA Monarch Towers III, LLC – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Open Space: Recreation (OS-R) – Location: Northerly of Branding Iron Lane, easterly of Double Diamond Drive, and northwesterly of Jack Ivey Drive and Varner Road – 0.68 Acres – Zoning: Open Area Combining Zone – Residential Development (R-5) – Approved Project Description: Plot Plan No. 21201 was for the installation and operation of a wireless communications facility which included 12 panel antennas and one (1) parabolic antenna mounted on a 50 foot cellular tower disguised as a broad leaf tree, 2 GPS antennas, and one (1) equipment shelter designed as a wood paneled shed, enclosed by a 6 foot wrought iron fence within a 800 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 21201, extending the expiration date to February 7, 2027. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**APPROVED** First Extension of Time Request for Plot Plan No. 21201, extending the expiration date to February 7, 2027.

- 1.10 FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31314** – Applicant: Advanced Civil Group c/o Steven Austin - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of Calle De Vinedos, easterly of Calle Cabernet, westerly of Anza Road – 54.44 Acres – Zoning: Residential Agricultural – 2 Acre Minimum: (R-A-2) – Approved Project Description: Subdivide 52.34 acres into 19 single family lots with a two (2) acre minimum lot size – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31314, extending the expiration date to June 8, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

**APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 31314, extending the expiration date to June 8, 2018.

### **2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

### **3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**NONE**



## PLANNING COMMISSION HEARING REPORT OF ACTIONS JUNE 7, 2017

### 4.0 PUBLIC HEARINGS – NEW ITEMS:

**4.1 CONDITIONAL USE PERMIT NO. 3732** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Caliente II Solar, LLC – Engineer/Representative: Andy Atiyeh – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan – Rural: Rural Desert (R-RD) – Location: Northerly of Dillon Road, southerly of 16th Avenue, easterly of Corkhill Road, and westerly of Bennett Road – 31.7 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The Conditional Use Permit proposes to construct and operate a three (3) megawatt (MW) fixed tilt utility scale photovoltaic solar power plant on 31.70 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 42849; and,

**APPROVED** Conditional Use Permit No. 3732.

**4.2 SPECIFIC PLAN NO. 106 AMENDMENT NO. 16, GENERAL PLAN AMENDMENT NO. 1219, CHANGE OF ZONE NO. 7214, AND TENTATIVE TRACT MAP NO. 32323** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richland Communities, Inc. – Engineer: KWC Engineers – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R:RR) as reflected in the Specific Plan – Location: Southerly of Benton Road, easterly of Beech Street, westerly of Pourrouy Road, and northerly of Auld Road – Zoning: Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, 5-acre minimum (R-A-5) – **REQUEST:** The Specific Plan Amendment proposes to change the land use designation on approximately 20 acres from a mix of Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R-RR) to Community Development: Low Density (CD-LDR) with related changes throughout the Specific Plan document to reflect this change in land use designation. The General Plan Amendment proposes to change the land use designation from Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R-RR) to Community Development: Low Density (CD-LDR) as reflected in the Specific Plan Land Use Plan. The Change of Zone proposes to change the zoning classification of the project site from Residential Agricultural, 1-acre minimum (R-A-1) – Residential Agricultural, 5-acre minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule “A” Subdivision of 20.3 acres into 34 single family residential lots, one (1) private park and one (1) detention/water quality basin lot. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org)

**Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

**ADOPTED** Planning Commission Resolution No. 2017-004; and

Planning Staff Recommend the Following Actions to the Board of Supervisors:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 40350; and,

**TENTATIVELY APPROVED** General Plan Amendment No. 1219; and,

**TENTATIVELY APPROVED** Amendment No. 16 to Specific Plan No. 106; and,

**TENTATIVELY APPROVED** Change of Zone No. 7214; and

**APPROVED** Tentative Tract Map No. 32323.

**4.3 GENERAL PLAN AMENDMENT NO. 1216** – Intent to Consider an Addendum to a Certified Environmental Impact Report No. 524 (EIR No. 524) – Applicant: County of Riverside – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: various land use designations – Temecula Valley Wine Country Policy Area – Location: In the southwesterly portion of unincorporated Riverside County, approximately three (3) miles north of the San Diego County border – Approximately 17,832 gross acres (proposed trails network within the entire policy area) – Zoning: Various Zoning Classifications –

**Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

**ADOPTED** Planning Commission Resolution No. 2017-005; and,

Planning Staff Recommend the Following Actions to the Board of Supervisors:



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JUNE 7, 2017**

**REQUEST:** General Plan Amendment No. 1216 (GPA No. 1216) proposes to revise the conceptual trails network within the Temecula Valley Wine Country Policy Area of the Southwest Area Plan (SWAP). The proposed revision will guide future development of an integrated trails network to serve all members of the Community. GPA No. 1216 includes revisions to the Area Plan Policy SWAP 1.7 and Figure 8 Trails and Bikeway System Map. GPA No. 1216 also proposes to modify the Circulation Element Figure C-6 Riverside County Trails and Bikeway System for consistency purposes. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email at [pnanthav@rivco.org](mailto:pnanthav@rivco.org).

**CONSIDER** the Addendum to Environmental Impact Report No. 524; and,

**TENTATIVELY APPROVE** General Plan Amendment No. 1216, as modified at hearing.

**5.0** WORKSHOP

**NONE**

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

**7.0** DIRECTOR'S REPORT

**8.0** COMMISSIONER'S COMMENTS