



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 20, 2016**

1.0 CONSENT CALENDAR

- 1.1 PLOT PLAN NO. 25799** – CEQA Exempt - **Planning Commission Action:** Motion by Commissioner Valdivia, Second by Commissioner Berger, A vote of 4-0 (Commissioner Hake absent)
- Applicant: Verizon Wireless – Engineer Representative: Core Development Services – Owner: Artak Tovmasyan – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du / ac) – Location: Southerly of Tamarack Road, westerly of Mesquite Road, northerly of Interstate 10, easterly of Haugen-Lehman Way – Zoning: Rural Residential (R-R) – **REQUEST:** Permit the co-location of an existing unmanned wireless telecommunication facility that will include the installation of twelve (12) panel antennas, one (1) microwave dish, three (3) fiber demarcation boxes, six (6) A2 module units and six (6) RRUs mounted to an existing 77 foot tall monopole. The proposed project also includes the installation of three (3) equipment cabinets, two (2) battery cabinets, one (1) stand-by generator and three (3) GPS antennas within 352 sq. ft. lease area. Project Planner: Tim Wheeler at (951) 955-6060 or email twheeler@rctlma.org.
- RECEIVED AND FILED.**
- 1.2 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31444M2** – **Planning Commission Action:** Motion by Commissioner Valdivia, Second by Commissioner Berger, A vote of 4-0 (Commissioner Hake absent)
- Applicant: Graperoad, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG:AG) (10-acre minimum) – Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro – 220.9 acres – Zoning: Wine Country – Winery (WC-W) – Approved Project Description: Schedule D – Subdivide 220.9 acres into 24 residential lots, 4 winery lots and 3 production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from 5 acres to 15.9 acres. The minimum lot size for the residential lots is 5 acres. On each residential lot a percentage of the acreage remaining outside the building
- APPROVED SECOND EXTENSION OF TIME.**

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envelope will consist of agricultural easements planted in vineyards. There will be 4 agricultural easements over the production and residential lots. – **REQUEST:** Second Extension Of Time Request For Tentative Tract Map No. 31444M2, extending the expiration date to January 31st, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

- 1.3 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32290** – Application: Riverside Mitland 03, LLC- Third Supervisorial District – French Valley Zoning Area – Southwest Valley Area Plan: - Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R) – Location Northerly of Baxter Road, easterly of Briggs Road, southerly of Keller Road, and westerly of Leon Road – 267.40 gross acres – Zoning: Specific Plan (SP312) – Approved Project Description: Schedule H – a subdivision of 267.40 gross acres into 808 single family residential lots, 68 open space lots, one (1) park site, three (3) detention basins and one (1) school site. The project site is located within the French Valley Specific Plan (SP312) and encompasses Planning Areas 2B, 2F, 3C, 3D, 3E, and 20-33. – **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32290** extending the expiration date to March 1, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

Planning Commission Action:
Motion by Commissioner Valdivia,
Second by Commissioner Berger,
A vote of 4-0 (Commissioner Hake absent)

APPROVED FIRST EXTENSION OF TIME.

- 1.4 ADOPTION OF THE REVISED PLANNING COMMISSION CALENDAR**

Planning Commission Action:
Motion by Commissioner Valdivia,
Second by Commissioner Berger,
A vote of 4-0 (Commissioner Hake absent)

ADOPTED THE REVISED 2016 PLANNING COMMISSION CALENDAR.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

- 2.1 NONE**

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3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 GENERAL PLAN AMENDMENT NO. 1156 (County-initiated) – Intent to Adopt a Mitigated Negative Declaration – First Supervisorial District – Area Plan: Elsinore Area Plan – Location: Generally located along Grand Avenue, between Lake Elsinore on the east, the Cleveland National Forest on the west, Corydon Road on the south, and Bonnie Lea Drive on the north – Project size: 2,626 acres and includes portions of the community of Lakeland Village. **REQUEST:** A General Plan Amendment to replace the existing Elsinore Environs Policy Area and establish the Lakeland Village Policy Area (“LVPA”) within the Elsinore Area Plan (“ELAP”), for the purpose of guiding future development in the Lakeland Gateway Community area. In addition, this General Plan Amendment includes minor consistency changes to the ELAP Land Use and Circulation sections, as well as the Riverside County General Plan Land Use and Circulation Elements, and Appendix E. Land Use changes include adding the new Policy Area extent and showing the underlying land uses. Circulation changes include showing the widening of Brightman Road, extension of Union Avenue, and the addition of trails through the LVPA. Appendix E will be modified to show related build-out assumptions. Continued from July 6, 2016. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

Planning Commission Action:

Public Comments: Closed
Motion by Commissioner
Second by Commissioner
A vote of 4-0 (Commissioner Hake absent)

**THE PLANNING COMMISSION
RECOMMENDS TO THE BOARD OF
SUPERVISORS TO TAKE FOR
FOLLOWING ACTIONS:**

**ADOPT A MITIGATED NEGATIVE
DECLARATION; and,**

**TENTATIVELY APPROVE GENERAL PLAN
AMENDMENT NO. 1156, as modified at
hearing.**

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 PLOT PLAN NO. 25954 – Consider Addendum to Certified EIR – Applicant: Trammel Crow Company – Representative: Webb & Associates – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: south of Nandina Avenue, east of Decker Road, north of Harley Knox Boulevard, west of Blanding Way – 40.6 gross acres – Zoning: Manufacturing – Medium and Industrial Park – **REQUEST:** Plot Plan No. 25954 proposes to construct a 767,410 sq. ft. industrial warehouse building including 10,000 sq. ft. of office area on 35.12

Planning Commission Action:

Public Comments: Closed
Motion by Commissioner Leach,
Second by Commissioner Sanchez,
A vote of 4-0 (Commissioner Hake absent)

**CONSIDERED ADDENDUM NO. 1 TO
ENVIRONMENTAL IMPACT REPORT NO.
466; and,**

**APPROVED PLOT PLAN NO. 25422, as
modified at hearing.**

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gross acres. Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rctlma.org.

- 4.2 SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7 (to SP293A5), CHANGE OF ZONE NO. 7825, TENTATIVE TRACT MAP NO. 36467** – Applicant: San Pedro Farms – Rancon LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 Du/Ac) (MDR), High Density Residential (8-14 Du/Ac) (HDR), Commercial, Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan - Location: Easterly of Leon Road, northerly of Holland Rd, and westerly of Eucalyptus Road – Zoning: Specific Plan (SP) – The proposed map is 158.87 acres. **REQUEST:** The Specific Plan Substantial Conformance proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60, and 61 as well as portions of Planning Areas 52, 54a, 56, and 59. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the effected Planning Areas. The Tentative Tract Map proposes a Schedule A subdivision of 158.87 acres into 422 lots: 382 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots. Project Planner: Russell Brady at (951) 951-3025 or email rbrady@rctlma.org.

Planning Commission Action:

Public Comments: Closed
Motion by Commissioner Berger,
Second by Commissioner Valdivia,
A vote of 4-0 (Commissioner Hake absent)

CONSIDER ADDENDUM NO. 5 TO EIR NO. 380; and,

APPROVE SPECIFIC PLAN NO 293, SUBSTANTIAL CONFORMANCE NO. 7;
and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7825; and,

APPROVE TENTATIVE TRACT MAP NO. 36467, as modified at hearing.

- 4.3 CHANGE OF ZONE NO. 7896 AND CONDITIONAL USE PERMIT NO. 3736** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Ventura Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Tourist (CD: CT) – Location: Northwest corner of the Anza Road and State Route 79 intersection – 7.61 Gross Acres – Zoning: Rural Residential (R-R) Zone

Planning Commission Action:

Public Comments: Closed
Motion by Commissioner Berger,
Second by Commissioner Leach,
A vote of 4-0 (Commissioner Hake absent)

ADOPT A MITIGATED NEGATIVE DECLARATION; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7896; and,

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– **REQUEST:** The Change of Zone proposes to change the site's existing zone from R-R Zone to Scenic Highway Commercial (C-P-S) Zone. The Conditional Use Permit proposes to construct and use a 21,702 sq. ft. commercial building to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store. The project will include a total of 21,349 sq. ft. of outdoor sales area. The three outdoor sale areas include a 14,849 sq. ft. fenced area located east of the building, a 3,493 sq. ft. display area in front of the building, and 3,000 sq. ft. display area at the southern end of the project area. The fenced outdoor display area will sell items such as small farm implements, fence posts, animal fencing, small water tanks, decorative windmills, etc. The other outdoor display areas will be used to sell small flatbed tow trailers and seasonal items such as dog houses, seasonal plants, riding motors, paddle boats, ATVs, potting soils, salt licks, BBQs, etc. The project will include a rear loading dock, bulk propane, forage shed, one vertical bailer for recycling of cardboard, one dumpster location, on-site wastewater treatment system utilizing an Advanced Treatment Unit (ATU) and 119 parking spaces. The main access into the project site will be from Calle Arnaz. A right-in/right out driveway will complete the circulation onto Anza Road. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlam.org.

APPROVE CONDITIONAL USE PERMIT NO. 3736, 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