



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 3, 2016**

1.0 CONSENT CALENDAR

1.1 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31374 – Applicant: Neil D. Gascon – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) – Location: Southerly of Grand Avenue, easterly of Blanche Drive, and northerly of Union Avenue – 5.23 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: This proposal is to subdivide 5.23 acres of 7.06 acre lot into 24 single family residential lots with minimum lot size of 7,200 sq. ft. and one (1) detention basin – **REQUEST:** First Extension Of Time Request for Tentative Tract Map No. 31374, extending the expiration date to November 8, 2016. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

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

APPROVED FIRST EXTENSION OF TIME
for Tentative Tract Map No. 31374.

1.2 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32026 – Applicant: Erik Lunde – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Rural Community: Very Low Density Residential (RC-VLDR), Community Development: Medium Density Residential – Location: Southerly of Grand Ave, westerly of Doolittle Ct., and easterly of Mountainous Dr. – 89.9 Gross acres – Zoning: One Family Dwelling (R-5) Five Acre Minimum, One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000) – 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, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at

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

APPROVED FIRST EXTENSION OF TIME
for Tentative Tract Map No. 32026.

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twheeler@rctlma.org.

1.3 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32165M1 – Applicant: Mark Lundberg – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly side of Montgomery Avenue, southerly side of Park Avenue, and westerly of Hansen Avenue – 49.9 Acres – Zoning: Residential Agriculture (R-A) and Rural Residential (R-R) – Approved Project Description: Schedule: B –to modify the Environmental Health Department's Conditions of Approval regarding required sewer facilities on the previously approved Tentative Map (TR32165) by changing from sewer to septic and adjusting minimum lot size from 20,000 sq. ft. to 21,780 sq. ft. This will result in a reduction of lots from 78 to 72. With the changes the project is a schedule B subdivision of 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft. and two water quality basins and one open space lot totaling 7.41 acres. First Extension of Time Request for Tentative Tract Map No. 32165M1, extending the expiration date to December 21, 2016. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

Planning Commission Action:

Motion by Commissioner Valdivia,
Second by Commissioner Sanchez,
A vote of 4-0 (Commissioner Hake absent)

APPROVED FIRST EXTENSION OF TIME
for Tentative Tract Map No. 32165M1.

1.4 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32064M1 – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – 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 – to subdivide 31.4 gross acres into 43 single family residential lots, with a minimum lot size of 21,784 sq. ft. and one detention basin. **REQUEST:** Second Extension Of Time Request for Tentative Tract Map No. 32064m1, extending the expiration date to May 25th, 2017. Project Planner: Tim Wheeler

Planning Commission Action:

Motion by Commissioner Valdivia,
Second by Commissioner Sanchez,
A vote of 4-0 (Commissioner Hake absent)

APPROVED SECOND EXTENSION OF TIME for Tentative Tract Map No. 32064M1.

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at 951-955-6060 or email at twheeler@rctlma.org.

1.5 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32065 M1 – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Rowley Lane, Southerly of Montgomery Avenue and Easterly of 6th Street – 64.5 Gross acres – Zoning: Residential Agriculture – (R-A) – Approved Project Description: Schedule B – subdivide 64.5 gross acres into 99 single-family residential lots, two detention basins, and one 16.5 wide access road. **REQUEST:** Second Extension Of Time Request For Tentative Tract Map No. 32065 M1, extending the expiration date to May 25th, 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 Sanchez,
A vote of 4-0 (Commissioner Hake absent)

APPROVED SECOND EXTENSION OF TIME for Tentative Tract Map No. 32065M1.

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 GENERAL PLAN AMENDMENT NO. 1122 (Agriculture Foundation and Entitlement/Policy), ORDINANCE NO. 348.4840, CHANGE OF ZONE NO. 7902, ENVIRONMENTAL IMPACT REPORT NO. 548 – Intent to Certify Environmental Impact Report - Applicant: County Initiated Proposal – All Supervisorial Districts – Various Area Plans – Various Zoning Areas/Districts – Zone: Various zones at individual project sites – Location: Various County-wide Locations – Project Size: 4,856 gross acres – **REQUEST:** Revise the existing Housing Element in order to adopt a 5th cycle Housing Element in accordance with California Department of Housing and Community Development Regulations; revise 10 General Plan Area Plans ; revise the Land Use Element and

Planning Commission Action:
Public Comments: Closed
Motion by Commissioner Leach,
Second by Commissioner Valdivia
A Vote of 4-0 (Commissioner Berger absent)

CONTINUED TO OCTOBER 5, 2016.

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Safety Element to comply with SB244 and SB1241; revise the Highest Density Residential (HHDR) land use designation; revise and rename the Mixed Use Planning Area (MUPA) land use designation to Mixed Use Area (MUA), and expand the definition of uses and intent of the MUA designation; and redesignate approximately 4,856 acres to either MUA or HHDR to allow future development intended to meet the Regional Housing Needs Assessment (RHNA). Ordinance No. 348.4840 proposes to add two new zone classifications, Highest Density (R-7) and Mixed-Use (MU), to implement the HHDR and MUA Land Use Designations proposed by GPA No. 1122, Change of Zone No. 7902 proposes to rezone areas that were designated MUA or HHDR through GPA No. 1122 to either MU or R-7 zone. – Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

4.2 CHANGE OF ZONE NO. 7910 – No New Environmental Documentation is Required – Applicant: Mohsen and Gilda Tavoussi – Engineer/Representative: Shahriar Etemadi - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R-RR) (10 Acre Minimum.) – Temecula Valley Wine Country Policy Area - Winery District – Location: Northerly of Santa Rita Road, southerly of Monte Verde Road, easterly of Anza Road and westerly of Los Caballos Road - 20 Gross Acres – Zoning: Residential Agricultural - 20 Acre Minimum (R-A-20) – **REQUEST:** Change of Zone to Wine Country - Winery (WC-W) Zone Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

Planning Commission Action:

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

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7910.

4.3 CONDITIONAL USE PERMIT NO. 2931, REVISED PERMIT NO. 2, AMENDED NO. 3 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Acker-Stone – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan - General Plan: Rural Residential (R-R) – Location: Easterly of Temescal Canyon Road

Planning Commission Action:

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

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42305; and,

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and northerly of Horsethief Canyon Road – 6.38 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The proposal is to delete condition No. 24 of Conditional Use Permit (CUP2931) related to the expiration of permit. In addition, the applicant proposes to expand the storage area an additional 9.98 Gross Acres which two additional parcels. Project Planner: Brett Dawson at (951) 955-0972 or email bdawson@rctlma.org.

APPROVED CONDITIONAL USE PERMIT NO. 2931 REVISION NO. 2.

- 4.4 CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2** – Exempt from CEQA – Owner/Applicant: Daniel Heermann – Eng/Rep: The Altum Group – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley: Community Development: High Density Residential (HDR) (8-14 D.U./Ac) – Location: South of Dillon Road and Aurora Road, west of Langlois Road, and east of Corkill Road – Zoning: Controlled Development Areas (W-2) – 15.8 Acres - **REQUEST:** Conditional Use Permit to extend the life of an existing “Permanent Occupancy” recreational vehicle (RV) park (Section 19.98b, Ordinance 348) by 15 years to July 1, 2031. No new construction is proposed within the existing RV Park. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org.

Planning Commission Action:

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

FOUND the project **EXEMPT** from CEQA;
and,

APPROVED CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2.

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