



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 18, 2017**

- 1.0 CONSENT CALENDAR**
NONE
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**
NONE
- 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**
- 3.1 CHANGE OF ZONE NO. 7922/CONDITIONAL USE PERMIT NO. 3758 – Intent to Adopt a Negative Declaration for Environmental Assessment No. 42949 – Planning Commission Action:
Owner/Applicant: BLP Desert, LP/Polk Meadows, LP – Representative: Greg Beaver – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Avenue 42, easterly of Washington Avenue, and westerly of Yucca Lane – 5.06 Gross Acres – Zoning: C-P-S & C-1/C-P – **REQUEST:** Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project. Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 sq. ft. with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634 sq. ft. office with 12 customer parking spaces and a 1,322 sq. ft. caretaker's residence with a 600 sq. ft. garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 sq. ft. The proposed project includes a monument sign and wall signage of approximately 30 sq. ft. each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.
Public Comments: Closed
By a vote of 5-0
CONTINUED to November 15, 2017.**
- 3.2 GENERAL PLAN AMENDMENT NO. 720, GENERAL PLAN AMENDMENT NO. 721, SPECIFIC PLAN NO. 342, CHANGE OF ZONE NO. 7055, DEVELOPMENT AGREEMENT NO. 73 – Intent to Certify Environmental Impact Report No. 471 – Planning Commission Action:
Applicant: Nuevo Development Corp. – Representative: Albert A. Webb Associates – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – Lakeview Zoning District – Lakeview/Nuevo Area Plan – Rural: Rural Mountainous (R-RM) – Rural: Rural Residential (R-RR) – Rural Community: Very Low Density Residential (RC-VLDR) – Agriculture (AG) – Open Space: Conservation (OS-C) – Community Development: Very Low Density Residential (CD-VLDR) – Community Development: Low Density Residential (CD-LDR) – Community Development: Commercial Retail (CD-CR) – Community Development: Light Industrial (CD-LI) – Community Development: Highest Density Residential (CD-HHDR) – Location: either side of Ramona Expressway, generally easterly of Martin Street, westerly of Princess Ann Road, southerly of Marvin Road, and generally northerly of Brown Avenue – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – Heavy Agriculture, 10-acre minimum (A-2-10) – Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S) – Rural Commercial (C-R) – Manufacturing – Service Commercial (M-SC) – Residential Agricultural (R-A) – Residential Agricultural, 1-acre minimum (R-A-1) – Residential Agricultural, 10-acre minimum (R-A-10) – Residential Agricultural, 2½-acre minimum (R-A-2½) – Rural Residential (R-R) – One-Family Dwellings (R-1) – Highest Density Residential (R-7) – Natural Assets, 640-acre minimum lot size (N-A-640) – **REQUEST:** Specific Plan No. 342, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres. General Plan Amendment No. 720 includes the following components: 1) a General Plan Technical Amendment; 2) General Plan Entitlement/Policy Amendment; 3) General Plan Foundation Component Amendment – Extraordinary; and 4) Agriculture Foundation Component Amendment. The Technical Amendment is needed to rectify errors related to mapping which resulted in inaccuracies related to areas within the Lakeview Mountains and those in the lowlands to reflect the actual topography for the area. The Entitlement/Policy Amendment proposes to change the underlying land use designations in the Lakeview/Nuevo Area Plan from Rural Mountainous, Rural Residential, Rural Community: Very Low Density Residential Agriculture, Open Space: Conservation, Very Low Density Residential, Low Density
Public Comments: Closed
By a vote of 4-0
ADOPTED Planning Commission Resolution No. 2017-006; and
Planning Commission Recommend the Following Actions to the Board of Supervisors:
DENY Specific Pan No. 342; and
TENTATIVELY Certify Environmental Impact Report No. 471; and
TENTATIVELY Approve General Plan Amendment No. 720; and
TENTATIVELY Approve General Plan Amendment No. 721; and
TENTATIVELY Approve Alternative 7 as Specific Plan No. 342; and
TENTATIVELY Approve Change of Zone No. 7055; and
TENTATIVELY Approve Development Agreement No. 73.**



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Residential, Commercial Retail, Light Industrial, and Highest Density Residential to those land use designations reflected in the Specific Plan land use plan. The Foundation Component Amendment – Extraordinary proposes to change the underlying Foundations from Rural, Rural Community, and Open Space to Community Development. The Agriculture Foundation Component Amendment proposes to change the underlying Foundation of Agriculture to Community Development. General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The project will include upgrading and downgrading numerous existing and proposed roadway classifications and trails shown on the current circulation element plan for the Lakeview/Nuevo Area Plan to match the circulation plan as proposed by the Specific Plan. Change of Zone No. 7055 proposes to change the zoning classification of the subject site from a mix of Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640) to Specific Plan (SP) and adopt the associated Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. Development Agreement No. 73 proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview. The Development Agreement has a term of 30 years and will grant the developer vesting rights to develop the Project in accordance with the terms of the agreement. EIR No. 471 studies the impacts of the project. Continued from September 6, 2017 and October 4, 2017. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 1171, CONDITIONAL USE PERMIT NO. 3741 – Intent to Adopt a Mitigated Negative Declaration for Environmental Assessment No. 42874 – Applicant: CR&R, David Fahrion – Representative: Trip Hord – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan – Open Space: Conservation (OS-C) – Location: Southeasterly of Bridge Street, southwesterly of Gilman Springs Road, and northerly of Ramona Expressway – Zoning: Heavy Agriculture, 10-acre minimum (A-2-10) – **REQUEST:** The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two (2) parcels, totaling 202 gross acres. The Conditional Use Permit proposes to permit an existing compost facility and increase from the existing Registration Tier I Permit level (12,500 cubic yards) to a Regional Tier II Composting Facility that will process up to 130,000 cubic yards of green and organic material at any one time on approximately 202 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:
Public Comments: Closed
By a vote of 5-0

CONTINUED to November 1, 2017.

4.2 TENTATIVE TRACT MAP NO. 37028 – Intent to Adopt a Negative Declaration for Environmental Assessment No. 42844 – Applicant: MDMG – Engineer/Representative: VSL Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Location northerly of Benton Road, southerly of Thompson Road, easterly of Washington Street, and westerly of Lake Skinner – 43.93 acres – Zoning: Planned Residential (R-4) – **REQUEST:** The Tentative Tract Map is a Schedule "A" Subdivision of 43.91 acres into 154 single-family residential lots with a minimum lot size of 4,696 sq. ft., three (3) lots for water quality basins, and one (1) lot for a drainage basin. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Planning Commission Action:
Public Comments: Closed
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42844; and

APPROVE Tentative Tract Map No. 37028; subject to conditions of approval 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