



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 7, 2016**

1.0 CONSENT CALENDAR

- 1.1 ADOPTION OF THE 2017 PLANNING COMMISSION CALENDAR** **ADOPTED THE 2017 PLANNING COMMISSION CALENDAR.**
- 1.2 ELECTION OF THE 2017 PLANNING COMMISSION CHAIRMAN** **COMMISSIONER AARON HAKE** is the 2017 Planning Commission Chairperson.
- 1.3 ELECTION OF THE 2017 PLANNING COMMISSION VICE-CHAIRMAN** **COMMISSIONER RUTHANNE TAYLOR BERGER** is the 2017 Planning Commission Vice-Chairperson.
- 1.4 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33423M1 – Applicant: Washington Road, Inv. LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) – Location: Northerly of Jean Nicholas, southerly of Brumfield St., and easterly of Washington St. – 46.15 Acres – Zoning: One Family Dwellings (R-1), Open Revising access north to Fields and south to Sally St. – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33423M1, extending the expiration date and to reflect SB1185 and AB333 benefits to January 23, 2017 – FIRST EXTENSION. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.** **APPROVED FIRST EXTENSION OF TIME TO JANUARY 23, 2017.**
- 1.5 PLOT PLAN NO. 25753 – RECEIVE AND FILE – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, CORE Development – Owner: Crane Lakeside Park & Resort – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: High Density Residential (CD:HDR) (8 – 14 du/ac) and Open Space: Conservation (OS:C) – Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive – 9.73 Gross Acres – Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1) – **REQUEST:** proposing to construct a wireless communication facility** **RECEIVED AND FILED.**

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disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2) GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 sq. ft. lease area enclosed by a six foot high decorative CMU wall – Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.

- 1.6 FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 36134 – Applicant: Grant Becklund – Engineer/Representative: Angelo Migliacco – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Location: Northerly of Pass View Drive, easterly of Nancy Avenue, southerly of Newberry Street, and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 2.5 Acre Minimum (R-A-2.5) – APPROVED PROJECT DESCRIPTION: Schedule ‘H’ land division of 3.7 gross acres into three one (1) acre parcels – REQUEST: FIRST EXTENSION OF TIME for TENTATIVE Parcel Map No. 36134, extending the expiration date to June 7, 2017. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rctlma.org. **APPROVED FIRST EXTENSION OF TIME TO JUNE 7, 2017.****
- 1.7 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31632 – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 d.u./acre): Community Development: Medium High Density Residential (CD:MHDR) (5 – 8 d.u./acre): Open Space: Recreation (OS:R) – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, westerly of Leon Road, and easterly of Rice Road – 55.59 Acres – Zoning: Specific Plan 293 (Winchester Hills) – Approved Project Description: Schedule ‘A’ subdivision of 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 sq. ft. – REQUEST: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31632 to **APPROVED THIRD EXTENSION OF TIME TO NOVEMBER 3, 2017.****

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November 3, 2017. Project Planner Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

- 1.8 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32282 – APPROVED FIRST EXTENSION OF TIME TO SEPTEMBER 12, 2017.**
Applicant: Grant Becklund – Third Supervisorial District – Zoning District – Harvest Valley/Winchester Area Plan: Location: Northerly of Olive Ave., easterly of Leon St., and westerly of Winchester Rd. – 19.54 Acres – Zoning: One Family Dwelling (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule A subdivision of 19.54 acres into 62 residential lots with 1 detention basin – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32282 extending the expiration date to September 12, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.
- 1.9 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32984 – APPROVED FIRST EXTENSION OF TIME TO NOVEMBER 8, 2017.**
Applicant: Sam Horsethief, LLC – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR), Very High Density Residential (CD:VHDR), and Commercial Retail (CD:CR) – Location: Southerly of Rancho California Road, northerly of Los Nogales Road, westerly of De Portola Road and easterly of Anza Road – 84.69 acres – Zoning: Specific Plan (SP#152) – **APPROVED PROJECT DESCRIPTION:** Schedule 'A' subdivision to divide 31.0 gross acres into 85 single-family residential lots, with a minimum lot size of 5,000 sq. ft., a 1.2-acre recreation area, a 6.21-acre conservation area, and five (5) open space lots – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32984, extending the expiration date to November 8, 2017. Project Planner Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- 1.10 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30992 – APPROVED FIRST EXTENSION OF TIME TO OCTOBER 24, 2017.**
Applicant: Koy Builders – First Supervisorial District – Good Hope Zoning Area – Lake

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Mathews/Woodcrest Area Plan: Rural – Rural Residential (R-RR) (5-acre minimum) – Location: Northeasterly of the intersection at Juniper Road and Blue Sky Road – 98.56 acres – Zoning: Rural – Agricultural (R-A-5) (5-acre minimum) – APPROVED PROJECT DESCRIPTION: Schedule C subdivision proposal of 69.98 gross acres into 18 lots with a minimum lot size of 2½ acres as well as 28.58 gross acres into two Multi-Habitat Species Conservation Plan (MSHCP) Conservation lots – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30992, extending the expiration date to October 24, 2017 – FIRST EXTENSION – Project Planner: Phillip Hoebeke at 951-955-1195 or email at phoebeke@rctlma.org.

1.11 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 36317 – APPROVED FIRST EXTENSION OF TIME TO DECEMBER 17, 2017.

Applicant: Starfield Sycamore Investments, LLC – First Supervisorial District – Alberhill, Glen Ivy and Temescal Zoning Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and westerly of Interstate Highway 15 – 717.1 Gross acres – Zoning: Specific Plan No. (SP256) – APPROVED PROJECT DESCRIPTION: A Schedule ‘A’ subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 sq. ft. and 14 open space lots – **REQUEST:** FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP No. 36317, extending the expiration date to December 17, 2017. Project Planner Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

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- 1.12 SECOND EXTENSION OF TIME for APPROVED SECOND EXTENSION OF TIME TO NOVEMBER 8, 2017.**
Applicant: Neil D. Gascon – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Lakeland Village – Location: Southerly corner of Blanche Dr. & Grand Ave. – 5.23 Acres – Zoning: One Family Dwelling (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 5.62 acres into 25 single family residential lots – **REQUEST:** SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31374, extending the expiration date and to reflect SB1185 and AB333 benefits to November 8, 2016. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.
- 1.13 FIRST EXTENSION OF TIME for APPROVED FIRST EXTENSION OF TIME TO OCTOBER 17, 2017.**
Applicant: Sunwood Lakeview, LLC – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Location: Southerly of Grand Ave. and easterly of Dreycott Way – 46.70 Acres – Zoning: One Family Dwelling (R-1), General Residential (R-3) and General Commercial (C-1/C-P) – APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 46.70 acres into 141 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7 acre park, a 16,333 sq. ft. water quality basin and three (3) open space lots – **REQUEST:** FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 32585 extending the expiration date to October 17, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.
- 1.14 FIRST EXTENSION OF TIME for APPROVED FIRST EXTENSION OF TIME TO OCTOBER 17, 2017.**
Applicant: WSI Land Holdings, LLC – Third Supervisorial District – Zoning District – Southwest Area Plan: Location: Northeast corner of Leon Rd. and Keller Rd. – 80 Acres - Zoning: Open Area Combining Zone – Residential Developments (R-5), Residential Agriculture (R-A), Residential Agriculture 1-1/2 acre minimum (R-A-1-1/2) – APPROVED PROJECT DESCRIPTION: Divide 80.4 acres into 39 single family residential lots –

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REQUEST: FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 29098 extending the expiration date to October 17, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

- 1.15 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34097 – APPROVED FIRST EXTENSION OF TIME TO JULY 30, 2017.**
Applicant: Frank Chen – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/ Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Markham Street, southerly of Nandina Avenue, easterly of Roosevelt Avenue, and westerly of Riverside Avenue – 40.90 Gross Acres Zoning: Light Agriculture (A-1) (10 Acres Minimum) – APPROVED PROJECT DESCRIPTION: Schedule B subdivision of 40.90 acres into 39 residential parcels with a minimum lot size of one (1) gross acre. Lots range in size from 1.0 to 1.4 gross acres –**REQUEST:** FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34097, extending the expiration date to July 30, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

- 2.1 GENERAL PLAN AMENDMENT NO. 1205 (Foundation And Entitlement/Policy) – Action: Planning Staff Received Comments for the Board of Supervisors.**
APPLICANT: County of Riverside – ENGINEER/REPRESENTATIVE: CASC – Third Supervisorial District – Mead Valley Area Plan – Good Hope Zoning Area – ZONE: Rural Residential (R-R), Manufacturing – Service Commercial (M-SC), Scenic Highway Commercial (C-P-S) and General Commercial (C-1/C-P), Rural – Agricultural (R-A-1) – LOCATION: The corridor extending 1,000 feet from the center line outward on either side of Highway 74 for a 2.75 mile section southerly of Ellis Ave. and northerly of Ethanac Rd. – PROJECT SIZE: 776 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density

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Residential (VLDR) and Rural Residential (RR) to Medium Density Residential (MDR), Commercial Retail (CR), Light Industrial (LI), Mixed Use Area (MUA), and Very High Density Residential (VHDR), on 465 parcels, totaling 776 gross acres – PROJECT PLANNER: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

- 2.2 GENERAL PLAN AMENDMENT NO. 1206 (Foundation And Entitlement/Policy) –** APPLICANT: County of Riverside – Fifth Supervisorial District – The Pass Area Plan – Pass & Desert Zoning District and Whitewater Zoning Area – ZONE: Rural Residential (R-R), Controlled Development Lands (W-2) – LOCATION: The proposed changes encompass four (4) areas. The first area is northerly of the existing factory stores, west of Millard Pass Road, and south of Morongo lands. The second area is just south of I-10 abutting the Freeway Right-of-Way, east of the City of Banning, west of Apache Trail exit and extends south from the freeway at an average distance of 600 feet. The third area is a triangular area north of Seminole Drive and east of Millard Canyon Road and is bounded by the flood plain boundary to the east; excluding a 12 acre square section previously designated Community Development (CD). The fourth area is westerly of Rushmore Avenue and northerly of Service Road – PROJECT SIZE: 470 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) and Rural Desert (RD), to Mixed Use Area (MUA), Light Industrial (LI), Estate Density Residential (EDR), Low Density Residential (LDR), and Medium Density Residential (MDR) on 209 parcels, totaling 470 gross acres – PROJECT PLANNER: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.
- 2.3 GENERAL PLAN AMENDMENT NO. 1207 (Foundation And Entitlement/Policy) –** APPLICANT: County of Riverside – Third
- Action:**
Planning Staff Received Comments for the Board of Supervisors.
- Action:**
Planning Staff Received Comments for the Board of Supervisors.

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Supervisory District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – ZONE: Rural Residential (R-R), Controlled Development Area with Mobile Homes (W-2-M), Light Agricultural (A-1), and Heavy Agricultural (A-2) – LOCATION: The proposed changes encompass two (2) areas. Area 1: North of Simpson Road, west of California Avenue, South of Stetson Avenue, and east of Rural Mountainous region from Stetson to Stowe Road, Hwy. 79 from Stowe to Grand Avenue, El Callado from Grand to Simpson. Area 2: East of Leon Road, south of Wickerd Road, West of Abbott Road, and North of Scott Road. – PROJECT SIZE: 1,480.71 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) and Estate Density Residential (EDR) to Low Density Residential (LDR), Medium Density Residential (MDR), Commercial Retail (CR), Business Park (BP), and Light Industrial (LI), on 225 parcels, totaling 1,480.71 gross acres – PROJECT PLANNER: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

- 2.4 GENERAL PLAN AMENDMENT NO. 1208 (Foundation And Entitlement/Policy) – APPLICANT:** County of Riverside – First Supervisory District – Elsinore Area Plan – South Elsinore Zoning Area – ZONE: Rural Residential (R-R), Scenic Highway Commercial (C-P-S) – LOCATION: Generally within 1,500 feet of the southwest side of the 1.75 mile corridor of Grand Avenue from Ginger Lane to Richard Street and at the northern terminus of Kathryn Way – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) and Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) and Conservation (C) to Medium Density Residential (MDR), Estate Density Residential (EDR), Mixed Use Area (MUA), and Commercial Retail (CR) on 176 parcels, totaling 109 gross acres –

Action:
Planning Staff Received Comments for the Board of Supervisors.

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PROJECT PLANNER: Phayvanh
Nanthavongdouangsy at (951) 955-6573 or
email pnanthav@rctlma.org.

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 CONDITIONAL USE PERMIT NO. 3673 – REVISION 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: San Jacinto Mountain Community Center – Engineer/Representative: Jim March Architect – Idyllwild Zoning District – Third Supervisorial District – Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD:CR) and Medium Density Residential (CD:MDR) within the Idyllwild/Pine Cove Village Tourist Policy Area – Location: North of S. Circle Drive, south of Highway 243 and Ridge View Drive, east of Pine Dell and west of Village Center Drive – 8.83 Gross Acres – Zoning: Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S), and Watercourse Area (W-1) Zones – **REQUEST:** The project is to permit a community center that will be built in four (4) phases. Phase 1 only includes the amphitheater for the Idyllwild Summer Concert Series, which is a sequence of eight (8) concerts on Thursday nights in June, July, and August. These concerts will be attended by a maximum of 400 people. The amphitheater may also be utilized occasionally for other events on different evenings of the week, such as “Movies in the Park” and a summer play. Phase 2 will be a two-storied 8,000 sq. ft. building with an activities room, a youth center, a commercial kitchen, restrooms, an office, a lobby, and four (4) gazebos. The commercial kitchen will be used to prepare food for events such as fundraisers, weddings, and small banquets. Phase 3 will include a 7,000 sq. ft. gymnasium and four (4) gazebos. Phase 4 includes a 5,000 sq. ft. indoor swimming pool building. The amphitheater and the buildings will not be used at the same time. The project proposes 146 parking spaces. Existing uses include a playground, tennis courts, and trails. The existing commercial building for retail and deli located on parcel 565-062-026 is not a part of this project. Continued from November 2, 2016.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

ADOPTED A MITIGATED NEGATIVE DECLARATION; and,

APPROVED CONDITIONAL USE PERMIT NO. 3673, REVISION 1.

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Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org.

3.2 SURFACE MINING PERMIT NO. 119, REVISED PERMIT NO. 3 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Temescal Land Company – Engineer/Representative: Grant E. Destache – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS:MIN), Open Space: Water (OS:W) and Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Dawson Canyon Road, southerly of Leroy Road, easterly of Interstate 15, and westerly of Temescal Wash – 31.5 Gross Acres – Zoning: Mineral Resources and Related manufacturing (M-R-A), Mineral Resources (M-R), and Watercourse, Watershed & Conservation Areas (W-1) – **REQUEST:** The revised permit proposes to extend the life of the mining permit for 20 years. Project Planner and Chief Engineering Geologist: David Jones at (951) 955-6838 or email dljones@rctlma.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0:

ADOPTED A MITIGATION NEGATIVE DECLARATION; and,

APPROVED SURFACE MINING PERMIT NO. 119, REVISED NO. 3.

3.3 CHANGE OF ZONE NO. 7861 – No New Environmental Documentation Needed – Applicant: Darren Chin – Engineer/Representative: Keith Gardner – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) and Rural: Rural Residential (R-RR) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road – 633 Gross Acres – Zoning: Residential Agricultural (R-A) and Citrus/Vineyard (C/V) – **REQUEST:** Change of Zone from R-A and C/V to Wine Country – Winery (WC-W) Zone. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0:

FOUND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED; and,**

TENTATIVELY APPROVED CHANGE OF ZONE NO. 7861.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 NONE

5.0 WORKSHOP

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5.1 NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS