



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JUNE 1, 2016**

1.0 CONSENT CALENDAR

1.1 RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25512 – Applicant: Smartlink, LLC – Engineer/Representative: James Rogers – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of 66th Avenue, easterly of Lemon Blossom Lane, and southwesterly side of Harrison Street – 4.03 Acres – Zoning: General Commercial (C-1/C-P) - **REQUEST:** Receive and file the Notice of Decision by the Planning Director on April 11, 2016 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility, for Verizon Wireless, disguised as a 70-foot-high palm tree with twelve (12) panel antennas, six (6) RRUs located behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The project includes two (2) equipment cabinets and a 15 kilowatt diesel generator located inside a thirteen (13) feet high equipment enclosure within a 444 sq. ft. lease area. The project also proposes to install three (3) live palm trees and vines around the project area. The project site currently contains a nursery, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via an approved 12-foot-wide access easement running from Harrison Street. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

Planning Commission Action:

By a vote of 5-0,

RECEIVED AND FILED.

1.2 TENTATIVE TRACT MAP NO. 31892 - Applicant: Scott Gail – Third/Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum),

Planning Commission Action:

By a vote of 5-0,

**APPROVED EXTENSION OF TIME TO
NOVEMBER 30, 2016.**

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Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) and Open Space: Conservation (OS:C) - Location: Southerly of Domenigoni Parkway and westerly of Indian Creek Trail – 241.8 Acres - Zoning: Specific Plan (SP293) Planning Area Nos. 25, 26a, 26b & 27 - **APPROVED PROJECT DESCRIPTION:** Schedule A subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots - **REQUEST:** SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31892, extending the expiration date to November 30, 2016. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

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 CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3 - CEQA Exempt - Applicant: Pines Park Association - Engineer/Representative: Sam Puma - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan - Rural-Residential (R:RR) - Location: North of Scott Road, south of Wickerd Road, west of Pines Airpark Road, and east of Leon Road - 40 acres - Rural Residential (RR) - **REQUEST:** A Conditional Use Permit to extend the life of a private airstrip through June 30, 2036. The project scope does not include any improvements to the existing airstrip or the neighboring single family dwellings. Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.

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

FOUND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); and,

APPROVED CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3, WITH MODIFICATION TO EXTEND FOR 10 YEARS.

4.2 PUBLIC USE PERMIT NO. 930 – CEQA EXEMPT – Applicant: Cynthia Hinds – Engineer/ Representative: Cynthia Hinds –

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

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First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) – Location: North of Dawes Street, south of Hicks Street, east of Brown Street, and west of Haines Street – 0.75 acres – Zoning: Rural Residential, half-acre minimum (R-R-1/2) – **REQUEST:** Public Use Permit No. 930 is a renewal for expired Public Use Case No. 315-W, which previously established a State licensed residential elderly care facility, for a maximum of 15 residents. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

FOUND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); and,

APPROVED PUBLIC USE PERMIT NO. 930.

- 4.3 GENERAL PLAN AMENDMENT NO. 1168 (TECHNICAL AMENDMENT) and CHANGE of ZONE NO. 7904** – Intent to Adopt a Negative Declaration – Applicant: Riverside County – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan: Rural: Rural Residential (RUR:RR) (5-acre minimum) – Policy Area: Highway 74 Good Hope – Location: Northerly side of Ethanac Road and westerly of Highway 74 – Project Size: 4.81 acres – Zoning: R-R (Rural Residential) – **REQUEST:** A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), and to change the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial) – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

ADOPT PLANNING COMMISSION RESOLUTION No. 2016-007; and,

THE PLANNING COMMISSION RECOMMENDS THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42886; and

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1168; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7904.

- 4.4 GENERAL PLAN AMENDMENT NO. 1129, CHANGE OF ZONE NO. 7856, TENTATIVE TRACT MAP NO. 36785 ENVIRONMENTAL IMPACT REPORT NO. 542** – Notice to Certify an Environmental Impact Report – Applicant: Joseph Rivani – Engineer/Representative: Jeff Anderson – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – Rural Community: Estate Density Residential (RC: EDR) (2-Acre

Planning Commission Action:

Public Comments:

By a vote of 5-0,

CONTINUED TO JUNE 15, 2016.

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Minimum) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Gross Acres – Zoning: Residential Agricultural 5-Acre Minimum (R-A-5) – **REQUEST:** The General Plan Amendment proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element from Rural Community: Estate Density Residential (RC:EDR) (2-Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and Open Space: Recreation (OS:R) and modify the General Plan to remove the Estate Density and Rural Residential East of Interstate 215 Policy Area from the project site. The Change of Zone proposes to change the existing zoning from Residential Agricultural 5-Acre Minimum (R-A-5) to Planned Residential (R-4). The Tentative Tract Map No. 36785 proposes a Schedule “A” subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq. ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space, and the Environmental Impact Report to review and analyze the environmental impacts of the project. Project Planner: Brett Dawson at (951) 955-0972 or email bdawson@rctlma.org.

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