



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 3, 2018**

1.0 CONSENT CALENDAR

- 1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32394** – Applicant: Trip Hord Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Simpson Road, easterly of Leon Road, southerly of Grand Avenue, and westerly of Hwy. 79 – 39.83 Acres – Zoning: Planned Residential (R-4) – Approved Project Description: Schedule “A” subdivision of 39.83 acres into 166 residential lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32394, extending the expiration date to August 29, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32394, extending the expiration date to August 29, 2021.
- 1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30752** – Applicant: Lansing Companies – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (RC-LDR) (0.5 acre min.) – Rural: Rural Residential (R-RR) (5 acre min.) – Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location: Northerly of Marisol Road, easterly of Gustin Road, southerly of Cajalco Road, and westerly of Wood Road – 117.7 Acres – Zoning: Residential Agricultural – ½ acre min. (R-A-½) – Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule “B” subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 sq. ft. and nine (9) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30752, extending the expiration date to July 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 30752, extending the expiration date to July 30, 2021.
- 1.3 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32585** – Applicant: Sunwood Lakeview, LLC – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Lakeview Avenue, easterly of Dreycott Avenue, southerly of Laguna Avenue, and westerly of Riverside Drive – 46.7 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" subdivision of 46.7 gross acres into 138 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7-gross acre park site, a 30,927 sq. ft. pocket park site, a 0.38 acre water quality basin, and three (3) Open Space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32585, extending the expiration date to October 17, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32585, extending the expiration date to October 17, 2021.
- 1.4 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30450** – Applicant: Michael & Marilee Moran – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community – Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Easterly of Oak Glen Road and southerly of County Line Road – 17.42 Acres – Zoning: Controlled Development Areas (W-2) – Approved Project Description: Subdivide approximately 18 acres into 28 residential parcels, with a minimum parcel size of ½ acre – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30450, extending the expiration date to July 28, 2017. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 30450, extending the expiration date to July 28, 2017.
- 1.5 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30450** – Applicant: Michael & Marilee Moran – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community – Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Easterly of Oak Glen Road and southerly of County Line **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 30450, extending the expiration date to July 28, 2020.



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Road – 17.42 Acres – Zoning: Controlled Development Areas (W-2) – Approved Project Description: Subdivide approximately 18 acres into 28 residential parcels, with a minimum parcel size of ½ acre – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30450, extending the expiration date to July 28, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 1.6 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33688** – Applicant: Ron Walecki – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC-LDR) (½ acre min.) – Location: Northerly of Hunt Road, southerly of Stone Canyon Drive, easterly of Knabe Street, and westerly of Interstate 15 – 48.6 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" subdivision of 48.6 acres to be subdivided into 54 single-family residential lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33688, extending the expiration date to September 1, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33688, extending the expiration date to September 1, 2021.
- 1.7 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34097** – Applicant: Frank Chen – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Markham Street, southerly of Nandina Avenue, and easterly of Roosevelt – 40.90 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule "B" subdivision of 40.90 gross acres into 39 residential parcels with a minimum size of one (1) gross acre – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 34097, extending the expiration date to September 1, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 34097, extending the expiration date to September 1, 2021.
- 1.8 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31817** – Applicant: Lansing Companies – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community – Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Northerly of Central Avenue, easterly of Rosary Avenue, and southerly of Nuevo Road – 17.2 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule "B" Subdivision of 17.2 gross acres into 28 single family residential lots with a minimum lot size of 20,000 sq. ft. and one (1) detention basin – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 31817, extending the expiration date to August 25, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fifth Extension of Time Request for Tentative Tract Map No. 31817, extending the expiration date to August 25, 2020.
- 1.9 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892** – Applicant: Jennifer O'Leary – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Very Low Density Residential (CD-VLDR) (1 acre min.) – Open Space: Conservation (OS-C) – Location: Northerly of Holland Road, easterly of Briggs Road, southerly of Domenigoni Pkwy, and westerly of Leon Road – 241.8 Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule "A" subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and five (5) detention basins lots – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fifth Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2020.
- 1.10 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36851** – Applicant: Thermal Operating Company, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern **APPROVED** First Extension of Time Request for Tentative Tract Map No. 36851, extending the expiration date to July 21, 2021.



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Coachella Valley Area Plan: Community Development: Heavy Industrial (CD-HI) (0.15-0.50 FAR) – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Commercial Office (CD-CO) (0.35-1.0 FAR) – Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Open Space: Conservation (OS-C) – Location: Northerly of Avenue 62, easterly of Tyler Street, southerly of Avenue 60, and westerly of Polk Street – 19.78 Acres – Zoning: Specific Plan (SP303) – Approved Project Description: Schedule “A” subdivision of 20 lots on 19.78 acres for the placement of 40 condominium units. Each condominium unit will be processed as a separate phase – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36851, extending the expiration date to July 21, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 1.11 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29599R1** – Applicant: SFI SMR, LP – Second Supervisorial District – Edgemont-Sunnymead Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Recreation (OS-R) – Location: Southerly of Center Street, northerly of Pigeon Pass Road, and easterly of Mount Vernon Avenue – 148.4 Acres – Zoning: Specific Plan (SP323) – Approved Project Description: Subdivide the subject 148.4 acre property into 145 single family residential lots with a minimum lot size of 10,000 sq. ft. – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 29599R1, extending the expiration date to September 9, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fifth Extension of Time Request for Tentative Tract Map No. 29599R1, extending the expiration date to September 9, 2019.
- 1.12 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29740M1** – Applicant: SFI SMR, LP – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) and Open Space: Recreation (OS-R) – Location: Southerly of Center Street, northerly of Pigeon Pass Road, and easterly of Mount Vernon Avenue – 98.67 Acres – Zoning: Specific Plan (SP323) – Approved Project Description: Schedule “A” subdivision of 98.67 acres into 270 residential lots with a minimum lot size of 7,027 sq. ft. and five (5) Open Space lots – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 29740M1, extending the expiration date to September 9, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fifth Extension of Time Request for Tentative Tract Map No. 29740M1, extending the expiration date to September 9, 2019.
- 1.13 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29600** – Applicant: SFI SMR, LP c/o Debbie Melvin – Fifth Supervisorial District – Edgemont-Sunnymead & University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) – Open Space: Recreation (OS-R) – Location: Southwesterly of Pigeon Pass Road and easterly of Mount Vernon Avenue – 188.84 Acres – Zoning: Specific Plan (SP323) – Approved Project Description: Schedule “A” subdivision of 188.84 acres into 273 single-family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 29600, extending the expiration date to September 9, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fifth Extension of Time Request for Tentative Tract Map No. 29600, extending the expiration date to September 9, 2019.
- 1.14 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32885** – Applicant: BBG KRG, Inc. – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Community Center (CD-CC) (5-40 du/ac) (0.10-0.30 FAR) – Open Space: Conservation (OS-C) – Water (OS-W) – Location: Easterly of Interstate **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 32885, extending the expiration date to June 22, 2021.



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15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road – 477.45 Acres – Zoning: Specific Plan (SP353) – Approved Project Description: Schedule “E” Subdivision of 477.45 acres into 19 developable projects – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 32885, extending the expiration date to June 22, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.15 PLOT PLAN NO. 26350 – Receive and File – Exempt from the RECEIVED and FILED.

California Environmental Quality Act (CEQA) – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – Owner: Southern California Edison – Land Use Designation: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Markham Street, southerly of Ontario Avenue, and easterly of Parsons Road – Zoning: Light Agricultural (A-1) – **REQUEST:** The plot plan proposes the installation of a 60 foot-tall wireless communication facility disguised as a monopalm, two (2) Equipment Cabinets on Concrete Pad, one (1) standby generator with fuel tank on Concrete Pad, 12 panel antennas, 15 Remote Radio Units, three (3) raycap boxes in antennae structure, and two (2) GPS antennas on equipment cabinet, within a 910 sq. ft. lease area. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 APPEAL of the PLANNING DIRECTOR’S DECISION TO APPROVE PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration – Planning Commission Action:

EA42892 – Applicant: United Pentecostal Church – Representative: Michael Napolitano – Fifth Supervisorial District – Pass and Desert District - Western Coachella Valley Area Plan – Land Use: Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres - Zoning: Controlled Development Areas (W-2) – Location: Northerly of Interstate 10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acres – **REQUEST:** A request to construct a 22,406 sq. ft. church, 32-feet high, with a 50’0” high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various office, classrooms, and multipurpose rooms. The project would provide 262 parking spaces. Continued from August 15, 2018 and September 5, 2018. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

Public Comments: Open
By a vote of 5-0

CONTINUED to October 17, 2018.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 TENTATIVE PARCEL MAP NO. 37201 and PLOT PLAN NO. 26320 – Planning Commission Action:

Intent to Adopt a Mitigated Negative Declaration – EA42952 – Applicant: Cross Development/Dollar General, Anza, LLC c/o Joe Dell – Engineer/Representative: Tectonics Design Group – Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Cahuilla Road, southerly of Engstrom Road, easterly of Contreras Road, and westerly of Hill Street – 1.31 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The **Tentative Parcel Map** is a Schedule ‘E’ subdivision of a 9.50 acre parcel into one (1) 1.31 gross acre commercial parcel, and one (1) 8.39 gross acre remainder parcel. The **Plot Plan** proposes to construct a 9,100 sq. ft. Dollar General retail store. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Public Comments: Closed
By a vote of 5-0

ADOPTED a Mitigated Negative Declaration to Environmental Assessment No. 42952; and

APPROVED Tentative Parcel Map No. 37201; and

APPROVED Plot Plan No. 23260, subject to the conditions of approval as modified at hearing.



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4.2 CHANGE OF ZONE NO. 7869, TENTATIVE PARCEL MAP NO. 36664, and TENTATIVE TRACT MAP NO. 36665 – Intent to Certify an Environmental Impact Report – EIR550 – Applicant: Nuevo Road Properties, LLC – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) – Open Space: Conservation Habitat (OS-CH) – Open Space: Water (OS-W) – Mixed Use Area (MUA) – Location: Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive, and westerly of Pico Avenue – 266 Gross Acres – Zoning: Rural Residential (R-R) – Mixed Use (MU) – Highest Density Residential (R-7) – **REQUEST:** The **Change of Zone No. 7869** proposes to change the site’s zoning classification of assessor parcel numbers (APNs) 310-230-007, 009, 028, 029, 030, 039, and 040 and 309-020-041 from Rural Residential (R-R) to Planned Residential (R-4). **Tentative Parcel Map No.36664** is a Schedule “I” subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. **Tentative Tract Map No. 36665** is a Schedule “A” subdivision of 171.68 acres into 599 lots, which will include 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 sq. ft., 6,000 sq. ft., and 7,000 sq. ft., 10 open space/park lots, three (3) water quality detention basins, and two (2) sewage lift stations. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@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:

TENTATIVELY CERTIFY Environmental Impact Report No. 550; and

TENTATIVELY APPROVE Change of Zone No. 7869; and

APPROVE Tentative Track Map No. 36665; and

APPROVE Tentative Parcel Map No. 36664, subject to the 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