



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 5, 2018**

1.0 CONSENT CALENDAR

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32854** – Applicant: Carolyn Pike – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Twyla Jane Lane, easterly of Harley John Road, southerly of Lundborg Lane, and westerly of Wyler Road – 18.9 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule “B” subdivision of 18.90 gross acres into nine (9) Single-Family Residential lots ranging in size from 2.02 gross acres to 2.70 gross acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32854, extending the expiration date to October 24, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 32854, extending the expiration date to October 24, 2019.
- 1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32854** – Applicant: Carolyn Pike – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Twyla Jane Lane, easterly of Harley John Road, southerly of Lundborg Lane, and westerly of Wyler Road – 18.9 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule “B” subdivision of 18.90 gross acres into nine (9) Single-Family Residential lots ranging in size from 2.02 gross acres to 2.70 gross acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32854, extending the expiration date to October 24, 2022. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32854, extending the expiration date to October 24, 2022.
- 1.3 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36417** – Applicant: Winchester Meadows – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Location: Southerly of Olive Avenue and westerly of Leon Road – 51.43 Acres – Zoning: Specific Plan (SP No. 293 – Winchester Hills) – Approved Project Description: Schedule “A” Subdivision of 51.43 gross acres into 228 residential lots with a minimum lot size of 5,000 sq. ft. and six (6) open space lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 36417, extending the expiration date to August 5, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 36417, extending the expiration date to August 5, 2021.
- 1.4 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34747** – Applicant: Watermarke Homes, LLC – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Rural Mountainous (R-RM) (10 acre min.) – Location Northerly of El Toro Road, easterly of La Barranca Road, southerly of Los Becerros Road, and westerly of El Baquero Road – 63.49 Acres – Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2 ½) – Approved Project Description: A Schedule “D” subdivision of 63.49 gross acres into 12 residential lots with a minimum lot size of five (5) gross acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34747, extending the expiration date to October 16, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 34747, extending the expiration date to October 16, 2020.
- 1.5 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34747** – Applicant: Watermarke Homes, LLC – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Rural Mountainous (R-RM) (10 acre min.) – Location: Northerly of El Toro Road, easterly of La Barranca Road, southerly of Los Becerros Road, and westerly of El Baquero Road – 63.49 Acres – Zoning: Residential Agricultural – 2½ Acre **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 34747, extending the expiration date to October 16, 2023.



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Minimum (R-A-2 ½) – Approved Project Description: A Schedule “D” subdivision of 63.49 gross acres into 12 residential lots with a minimum lot size of five (5) gross acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34747, extending the expiration date to October 16, 2023. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 1.6 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35212** – Applicant: Pierer Immoreal North America, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Commercial Office (CD-CO) (0.35-1.0 FAR) – Location: Northerly of Borel Road, easterly of Winchester Road, southerly of Sparkman Way, and westerly of Sky Canyon Way – 55.08 Acres – Zoning: Specific Plan (SP 265) – Approved Project Description: A Schedule “E” subdivision of two (2) parcels totaling 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.5 acres – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 35212, extending the expiration date to December 14, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 35212, extending the expiration date to December 14, 2021.
- 1.7 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23242 – RECEIVE and FILE** – Applicant: SBA 2012 TC Assets, LLC – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Open Space: Conservation (OS-C) – Location: Northerly of Research Drive, easterly of CA 91 Freeway, southerly of Auto Center Drive, and westerly of Railroad Street – 18 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Royal Street Communications, LLC, collocation of six (6) panel antennas at 60-feet high on an existing 75-foot high, undisguised wireless telecommunication facility – **REQUEST:** First Extension of Time Request for Plot Plan No. 23242, extending the expiration date to January 26, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Plot Plan No. 23242, extending the expiration date to January 26, 2029.
- 1.8 **ELECTION OF THE 2019 PLANNING COMMISSION CHAIRMAN** **COMMISSIONER GUILLERMO SANCHEZ** is the 2019 Planning Commission Chairperson
- 1.9 **ELECTION OF THE 2019 PLANNING COMMISSION VICE-CHAIRMAN** **COMMISSIONER ERIC KROENCKE** is the 2019 Planning Commission Vice-Chairperson
- 2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**
NONE
- 3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**
- 3.1 **SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, CHANGE OF ZONE NO. 6915 – Intent to Certify an Environmental Impact Report** – EIR00506 – Applicant: GLC Enterprises, LLC – Specific Plan Representative: Danielan Associates – CEQA Consultant: Envicom Corporation – Engineer: KWC Engineers – Fourth Supervisorial District – Chuckwalla Zoning Area – Eastern Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Location: Westerly of Cotton Springs Road, northerly of Box Canyon Road, easterly of Interstate 10 Cactus City Rest Area, and southerly of Joshua Tree National Park, on either side of Interstate 10 – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) – Natural Assets (N-A) – **REQUEST: Specific Plan No. 339** is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million sq. ft. of non-residential uses within an approximately 1,848 acre development footprint divided between six (6) villages within an overall 5,000 acre Specific Plan area. **General Plan Amendment No. 686** is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community Development and change the land use designation from Open Space: **Planning Commission Action:**
Public Comments: Open
By a vote of 5-0
CONTINUED to January 30, 2019.



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Rural (OS-RUR) to those as reflected in the Specific Plan land use plan, which includes Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. **Change of Zone No. 6915** is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, 10 Acre Minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. **Environmental Impact Report No. 506** studies the impacts of the project. 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. 1217, CHANGE OF ZONE NO. 7936, TENTATIVE PARCEL MAP NO. 36804, and TENTATIVE TRACT MAP NO. 36805 – Intent to Adopt a Mitigated Negative Declaration – EA42751 – Applicant: Palm Creek Ranch, LLC – Representative: Joe Caracciolo – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Medium Density Residential (MDR) (2-5 DU/AC) – Commercial Retail (CR) (.20-.35 FAR) – Location: Northerly of Ramon Road, westerly of Vista Del Sol, and easterly of Desert Moon Drive – 108 Acres – Zoning: One Family Dwellings (R-1) – General Residential – 6,000 sq. ft. minimum (R-3-6000) – Scenic Highway Commercial (C-P-S) – **REQUEST: General Plan Amendment No. 1217 (Entitlement/Policy Amendment) proposes to change the General Plan Land Use Designation on properties totaling 108 gross acres from Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) on an approximate 101 acre portion of 108 gross acres and to Community Development: Highest Density Residential (CD-HHDR) (20+ DU/AC) on an approximate 7.10 acre portion of the 108 gross acres along the Ramon Road frontage. **Change of Zone No. 7936** proposes to amend the zoning classification for a 7.10 acre portion of 108 gross acre site along the Ramon Road frontage portion of the subject property from Scenic Highway Commercial (C-P-S) to General Residential (R-3). **Tentative Parcel Map No. 36804** proposes a Schedule “J” subdivision to divide 108 gross acres into four (4) parcels with Parcel 1 at 30.75 acres, Parcel 2 at 39.20 acres, Parcel 3 at 31.15 acres, and Parcel 4 at 7.10 acres. **Tentative Tract Map No. 36805** proposes a unit phased Schedule “A” subdivision to divide 108 gross acres into 371 single-family residential lots with lot sizes ranging from 6,000 sq. ft. minimum to 14,000 sq. ft. maximum, with private streets, retention areas, tot lots, a dog park, walking and jogging trails, a training track, BBQ areas and water features, as well as a vacant 7.10 acre multiple family residential lot along Ramon Road frontage. Unit phasing consists of TR36805-1 with 130 residential lots and common open space with a vacant multiple-family residential lot, TR36805-2 consists of 137 residential lots and common open space, and TR36805-3 (Final Phase) consists of 104 residential lots and common open space. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2018-009; and

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

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42751; and

TENTATIVELY Approve General Plan Amendment No. 1217; and

TENTATIVELY Approve Change of Zone No. 7936; and

APPROVE Tentative Parcel Map No. 36804; and

APPROVE Tentative Tract Map No. 36805, subject to the conditions of approval.

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