



**DIRECTOR'S HEARING
REPORT OF ACTIONS
DECEMBER 10, 2018**

1.0 CONSENT CALENDAR:

- 1.1 ADOPTION OF THE 2019 DIRECTOR'S HEARING CALENDAR** **ADOPTED** the 2019 Director's Hearing Calendar.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35988** – Applicant: Griselda Caldera – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Walnut Street and westerly of Patterson Avenue – 4.94 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – Approved Project Description: The Tentative Parcel Map is a Schedule “H” subdivision of 4.94 acres into four (4) residential parcels with a minimum size of one (1) acre – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 35988, extending the expiration date to June 6, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 35988, extending the expiration date to June 6, 2019.
- 1.3 SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35988** – Applicant: Griselda Caldera – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Walnut Street and westerly of Patterson Avenue – 4.94 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – Approved Project Description: The Tentative Parcel Map is a Schedule “H” subdivision of 4.94 acres into four (4) residential parcels with a minimum size of one (1) acre – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 35988, extending the expiration date to June 6, 2022. 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. 35988, extending the expiration date to June 6, 2022.

2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:
NONE

3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 PLOT PLAN NO. 26294 – Intent to Adopt a Negative Declaration** – EA43032 – Applicant: Verizon Wireless – Engineer/Representative: J5IP – Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC-EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, southerly of Twin Pines Road, and easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas) – **REQUEST:** Plot Plan No. 26294 proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 sq. ft. equipment enclosure. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
Staff Report Recommendation:
ADOPT a Negative Declaration for Environmental Assessment No. 43032; and
APPROVE Plot Plan No. 26294.
Staff's Recommendation:
ADOPT a Negative Declaration for Environmental Assessment No. 43032; and
APPROVE Plot Plan No. 26294.
Planning Director's Actions:
ADOPTED a Negative Declaration for Environmental Assessment No. 43032; and
APPROVED Plot Plan No. 26294, subject to the conditions.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

- 4.1 SCOPING SESSION for ENVIRONMENTAL IMPACT REPORT for SPECIFIC PLAN NO. 293 AMENDMENT NO. 6, GENERAL PLAN AMENDMENT NO. 1162, and CHANGE OF ZONE NO. 7897** – Applicant: Triple M Property/Lin Capital – Engineer/Representative: T&B Planning Consultants Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD-CR) – Community Development: Mixed **COLLECTED** Comments from the Public for the Environmental Impact Report.

Use Area (CD-MUA) – Location: Easterly of Briggs Road, southerly of Matthews Road, westerly of Winchester Road, and northerly of Holland Avenue – Zoning: Specific Plan (SP) – Mixed Use (MU) – 318.5 gross acres – **REQUEST:** The **Specific Plan Amendment** is a proposal to primarily add approximately 211.2 acres to the

Specific Plan located southerly of Simpson Road, easterly of Beeler Road, northerly of Olive Avenue, and westerly of Longfellow Avenue. This new area would be designated with 77.1 acres of Medium High Density Residential (MHDR) (5-8 du/ac), 32.6 acres of Highest Density Residential (HHDR) (20+ du/ac), 29.0 acres of Mixed Use (MU), 1 acre of Commercial Retail (CR), 19.8 acres of Open Space: Recreation (OS-R), and 19.2 acres of Open Space: Recreation (Paseos). The Specific Plan Amendment also proposes modifying Planning Areas 1, 2, 4A and 4B of the Winchester Hills Specific Plan No. 293 by designating them for 36.2 acres of Commercial Retail (CR), 39.7 acres of Highest Density Residential (HHDR) (20+ du/ac), and 17.1 acres of Open Space: Recreation. The **General Plan Amendment** is a proposal to incorporate an additional 211.2 acres into the Specific Plan boundaries and modify the land use designations of this additional 211.2 acre area and other areas in the Specific Plan to those land use designations as reflected in the Specific Plan Land Use Plan. The **Change of Zone** is a proposal to 1) change the zoning classification of the 211.2 acre area from Mixed Use (MU) to Specific Plan zone (SP 293); and 2) modify the permitted uses and development standards for the Planning Areas located within the boundaries of the Specific Plan 293, including the 211.2 acres proposed to be added to the Specific Plan and current Planning Areas 1 and 2 to be consistent with the proposed Amendment No. 6 to the Specific Plan. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 PUBLIC COMMENTS: