



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 19, 2018**

1.0 CONSENT CALENDAR

1.1 PLOT PLAN NO. 25473 – RECEIVE & FILE – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton – Fifth Supervisorial District – Pass & Desert District – Western Coachella Valley Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Southeasterly corner of Indian Palms Drive and Paseo Yucca Vista – .25 Acres – Zoning: Mixed Use (MU) – **REQUEST:** The plot plan proposes a concealed wireless communication facility, for Verizon Wireless, in the form of a 62 foot tall faux water tank with 12 panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower, with a 624 sq. ft. lease area surrounded by a six (6) foot high decorative block wall enclosure (project). Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.

RECEIVED and FILED.

1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36430 – Applicant: Strata Mountain Gate, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: North of Chambers Ave, East of Briggs Rd, South of McLaughlin Rd, West of Emperor Rd – 180 Acres – Zoning: Specific Plan (SP 260) – Approved Project Description: Schedule “A” subdivision. The land division hereby permitted is to divide 180 acres into 340 residential lots, one (1) park, one (1) school site, and community trail – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 36430, extending the expiration date to August 2, 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. 36430, extending the expiration date to August 2, 2021.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE**

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – Intent to Consider an Addendum to a Mitigated Negative Declaration – EA40032 – Applicant: Sand Creek Development, Angela Little – Engineer/Representative: ACS Consulting, Frank Artiga – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: General Plan: Rural Community: Estate Density Residential (RC-EDR) – Zoning: Wine Country: Residential (WC-R) – Location: Westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road – 42.4 gross acres – **REQUEST:** The Minor Change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP’s to mitigate runoff and to increase BMP sizes within tract, change the road designation for Interior Proposed Roads to Rural Road Standard No.138, and to shift the 14 foot trail to within the road right-of-way along Anza Road. Continued from November 7, 2018. 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

CONSIDERED an Addendum for environmental Assessment No. 40032; and,

APPROVED Tentative Tract Map No. 33356 Minor Change No. 1, subject to the conditions of approval.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 180006 – Intent to Adopt a Mitigated Negative Declaration – CEQ180034 – Applicant: RED Valle Vista, LLC – Third Supervisorial District – San Jacinto Valley Area Plan – Florida Avenue Corridor Policy Area – Valle Vista Zoning District – General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northerly of Putter’s Lane, southerly of State Route 74/Florida Avenue, easterly of Lake Street, and westerly of New Chicago Avenue – **REQUEST:** A Conditional Use Permit for the

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ180034; and

APPROVED Public Conveyance and Necessity Finding; and



PLANNING COMMISSION HEARING REPORT OF ACTIONS DECEMBER 19, 2018

construction of a 24-hour gasoline service station with a convenience store that will include the sale of beer and wine for off-site consumption (subject to Type 20 License). The gasoline service station will have six (6) multiple product fuel dispensers, a fuel canopy, and an underground storage tank (UST) system. The existing building on the 1.14 acre site will be demolished. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

APPROVED Conditional Use Permit No. 180006, subject to the conditions of approval.

4.2 PLOT PLAN NO. 180019 – Intent to Adopt a Mitigated Negative Declaration – Applicant: RTN Development, Rick Neugebauer – Engineer/Representative: RTN Development, Ted Neugebauer – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine County Policy Area–Winery District – Location: Northerly of Pauba Road, southeasterly of Avenida Verde, and westerly of De Portola Road – 20.86 Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST:** Plot Plan No. 180019 proposes a Class V Winery “Project” in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms. Next to the tasting room will be a covered BBQ area. Second floor will consist of a VIP lounge and deck seating, offices, and a conference room. Additionally, Phase One will consist of a wine production building with an entry way, wine lab and conference area, and employee restrooms. Outside the building will be production equipment comprised of vats, coolers, de-stemmers, and crush pads. There will also be a subterranean basement for storage with the production building. Special occasions (weddings/events) will also be offered on the Project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a hotel lobby foyer, public lounge area, hotel laundry services, and storage on the lower level. The second floor will have a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, and VIP suites. The third floor will have a roof deck viewing patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other ABC type licenses will be required for the Class V Winery. The Project offers 189 parking spaces including 9 ADA parking spaces and five (5) electrical vehicle parking spaces; winery signage. **Noise Exception No. 1800002** has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@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:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ180061; and

APPROVE Noise Exception No. 1800002; and

APPROVE Plot Plan No. 1800019, subject to the conditions of approval.

4.3 CONDITIONAL USE PERMIT NO. 2886 (REVISION NO. 2) and CHANGE OF ZONE NO. 7994 – California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301, 15061(b)3 and 15303 – Applicant: Pathfinder Ranch Inc. – Engineer/Representative: MSA Consulting Inc./Paul De Palatis – Third Supervisorial District – Garner Valley Zoning District – Riverside Extended Mountain Area Plan – Open Space: Recreation (OS-R) – 28.82 Acres – Zoning Residential Agricultural (R-A-20) – Location: 35510 Pathfinder Road, Mountain Center, CA 92561, easterly of Pathfinder Road, and northerly of Devils Ladder Road – **REQUEST:** Revision No. 2 to CUP No. 2886 proposes to modify the existing educational/recreational guest ranch and camp by expanding one existing building to add a manager’s office, and constructing one new building to include an administration and visitor center. Revision No. 2 will also remove the life on CUP No. 2886. The associated Change of Zone No. 7994 will change the project site’s zoning classification from

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

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

FIND that the project is Exempt from the California Environmental Quality Act (CEQA); and

APPROVE Conditional Use Permit No. 2886 Revision No. 2; and

TENTATIVELY Approve Change of Zone No. 7994, subject to the conditions of approval.



PLANNING COMMISSION HEARING REPORT OF ACTIONS DECEMBER 19, 2018

Residential Agricultural (R-A-20) to Natural Assets (N-A) Zone to be consistent with the site's General Plan Land Use designation – APN:568-150-014. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

4.4 GENERAL PLAN AMENDMENT NO. 1146, CHANGE OF ZONE NO. 7859, PLOT PLAN NO. 26290, CONDITIONAL USE PERMIT NO. 3712, and VARIANCE NO. 180004 – Intent to Certify an Environmental Impact Report – EIR00552 – Applicant: Speedway Development – Engineer: K&A Engineering, Inc. – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Westerly of Temescal Canyon Road, northerly of Indian Truck Trail, and easterly of Interstate 15 – Zoning: Manufacturing – Service Commercial (M-SC) – REQUEST: **General Plan Amendment No. 1146 is a proposal to change the Land Use designation of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Community Development: Light Industrial (CD-LI) to Community Development: Commercial Retail (CD-CR). **Change Of Zone No. 6915** is a proposal to change the zoning of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Plot Plan No. 26290** is a proposal to develop six (6) buildings totaling approximately 52,291 sq. ft. for fast food, retail, service, office, and gas station use on 10.47 acres. **Conditional Use Permit No. 3712** is a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed (ABC Type 20 license). **Variance No. 180004** is a proposal requesting to vary from sign standards related to number of freestanding signs, sign area for a freeway pylon sign, and height for a freeway pylon sign. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.**

4.5 CHANGE OF ZONE NO. 7934 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 – Applicant: Enterprises Swanco, LLC – Engineer/Representative: Best Best & Krieger – Fourth Supervisorial District – South Palo Verde Zoning Area – Palo Verde Valley Area Plan (General Plan): Agriculture: Agriculture (AG-AG) – Zoning: Rural Residential (R-R) – Location: Northerly of 8th Avenue, southerly of 28th Avenue, easterly of South Neighbours Boulevard, and westerly of Oxbow Road – 1,248.49 Acres – **REQUEST:** The Change of Zone proposes to change the existing zoning classification of approximately 1,248.49 acres (25 Assessor's Parcel Numbers) from Rural Residential (R-R) to Light Agriculture (A-1) to place these parcels in an agricultural preserve. APNs: 878-102-003, -008, -009; 878-151-006, -007, -008; 878-152-010, -024, -025, -026, -027; 878-210-002, -006, -012, -013, -014, -015, -016, -017; 878-270-004, -005, -006, -007; 878-182-002 and 878-250-007). Related Cases: AG No. 1063 - 1069. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

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

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2018-012; and

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

TENTATIVELY Certify Environmental Impact Report No. 552; and

TENTATIVELY Approve General Plan Amendment No. 1146; and

TENTATIVELY Approve Change of Zone No. 7859; and

APPROVE Plot Plan No. 26290; and,

APPROVE Conditional Use Permit No. 3712, subject to the conditions of approval as modified at hearing.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

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

FIND that the project is Exempt from the California Environmental Quality Act (CEQA); and

TENTATIVELY Approve Change of Zone No. 7934, subject to the conditions of approval.