



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
SEPTEMBER 18, 2019**

1.0 CONSENT CALENDAR

NONE

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. 190001 – Intent to Consider an Addendum to Environmental Impact Report No. 404 (EIR404)

– CEQ190003 – Applicant: Hamann Construction – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Southwest Area Plan – Location: Northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive – 20.42 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** Appeal of July 22, 2019 Planning Director's decision to consider an addendum to EIR404 (CEQ190003) and approved Plot Plan No. 190001, which proposes to construct a 360,022 sq. ft. industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets. Continued from September 4, 2019. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

DENIED APPEAL of the Planning Director's Decision on July 22, 2019; and

UPHELD the Planning Director's Consideration to an Addendum to Environmental Impact Report No. 404; and

UPHELD the Planning Director's Approval of Plot Plan No. 190001, subject to conditions of approval as modified at hearing.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 1900004 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (General Rule) and 15305 (Minor Alterations in Land Use Limitations) – Applicant: Corona Family, LLC – Steve Corona – Representative: MDS, LLC/Larry Markham – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Medium Density Residential (GP-MDR) – Zoning: Rural Residential (R-R) – Light Agriculture 10-acre minimum (A-1-10) – Location: Northerly of Highway 79 (Temecula Parkway), southerly of De Portola Road, easterly of Butterfield Stage Road, and westerly of Anza Road – 145.70 Acres – **REQUEST: Change of Zone No. 1900004**, proposes to change the site's zoning classification from Rural Residential (R-R) and Light Agriculture, 10-acre lot minimum (A-1-10), to One-Family Dwelling, (R-1). The change of zone is to provide consistency with the General Plan Land Use Designation of Community Development: Medium Density Residential (CD-MDR) (2-5 DU's/acre). The Project site is comprised of seven (7) lots with a total gross acreage of 145.70. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

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

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY Approve Change of Zone No. 1900004, subject to the conditions of approval.

5.0 WORKSHOP

5.1 CLIMATE ACTION PLAN (CAP) UPDATE WORKSHOP – Workshop on the Riverside County Climate Action Plan (CAP) Update presented by LSA Associates. The County CAP was adopted in December 2015, in compliance with State Law to reduce greenhouse gas (GHG) emissions which would otherwise be a contributing factor to global warming. The workshop will cover an update to the CAP to refine the County's efforts to meet post-2020 GHG requirements, specifically for 2035 and 2050. Subsequent to the workshop, the Planning Commission will consider recommending adoption of the CAP update to the Board of Supervisors with these actions expected to occur in the November-December time frame. LSA Associates is the consulting firm undertaking the CAP update and its corresponding California Environmental Quality Act (CEQA) compliance document. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email at pnanthav@rivco.org.

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS