



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 20, 2014**

1.0 CONSENT CALENDAR

1.1 RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25373 – Applicant:

Smartlink, LLC – Fifth/Fourth Supervisorial District – Location: Northerly of Cats Claw Road, southerly of Dillon Road, easterly of Bubbling Wells Road, and westerly of Mountain View Road. More specifically site address is 17400 Bubbling Wells Road – **REQUEST:** Receive and file the Notice of Decision by the Planning Director on July 14, 2014 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communications facility for AT&T Mobility, disguised as a 70 foot high faux water tank tower in a 1,493 sq. ft. lease area. The project includes the installation of twelve (12) panel antennas located at 66 foot high inside the water tank tower, twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas, one (1) microwave antenna, a 50kw standby propane generator with a new AT&T propane tank, and a 183 sq. ft. equipment shelter surrounded by a 6 foot high decorative block wall enclosure. The project site currently contains a church and the facility is proposed to be located on the easterly portion of the property and access to the facility will be provided via an approximately 12 foot wide access easement running from Bubbling Wells Road. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Planning Commission Action:

By A Vote Of 5-0

RECEIVED AND FILED

1.2 ADOPTION OF THE REVISED 2014 PLANNING COMMISSION CALENDAR

Planning Commission Action:

By A Vote Of 5-0

ADOPTED THE REVISED 2014 PLANNING COMMISSION CALENDAR

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 GENERAL PLAN AMENDMENT NO. 925 – **Planning Commission Action:**

Adopt a Mitigated Negative Declaration - Public Hearing is Closed
Applicant: Lubec Properties, LLC - By A Vote Of 5-0

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Third/Third Supervisorial District - Location: Northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and the General Plan Land Use designation Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size). Continued from June 18, 2014. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

APPROVED PLANNING COMMISSION RESOLUTION NO. 2014-03; and,

RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

APOPTION OF A MITIGATED NEGATIVE DECLARATION; and,

APPROVAL OF GENERAL PLAN AMENDMENT NO. 925 as modified at hearing and subject to the adoption of the resolution.

- 2.2 CONDITIONAL USE PERMIT NO. 3689** – Intent to Adopt a Negative Declaration – Applicant: Brad and Jacqueline Rechtfertig - Engineer/Rep: Paul Stevens – Third/Third Supervisorial District – Idyllwild Zoning District – REMAP – Community Development: Commercial Retail (CR), Medium Density Residential (MDR) - Location: Northerly of Pinecrest Road, southerly of Forest Knoll Drive, westerly of Jameson Drive and North Circle Drive – 1.31 Gross Acres – Zoning: Village Tourist Residential (R-3A) - **REQUEST:** The Conditional Use Permit proposes to change use classification from a “Dwelling, Bed and Breakfast” with 5 guest rooms to a “Resort Hotel” by adding 4 additional guest rooms. Continued from July 16, 2014. Project Planner: Lisa Edwards at (951) 955-1888 or email ledwards@rctlma.org. (Quasi-judicial)

Planning Commission Action:
Public Hearing is Closed

By A Vote Of 5-0

ADOPTED A NEGATIVE DECLARATION; and,

APPROVED THE CONDITIONAL USE PERMIT NO. 3689.

3.0 PUBLIC HEARINGS

- 3.1 GENERAL PLAN AMENDMENT NO. 1131** – CEQA Exempt - Applicant: David Jeffers Consulting, Inc. – First/First Supervisorial District – Location: Those portions of Rancho California Rd., De Luz Rd., Via Vaquero Rd., Glen Meadows Rd. and Carancho Rd. that are within and along the boundaries of the Walker Basin Policy Area – N/A Gross Acres – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Circulation Element by removing the Circulation Element designations from the portions of Rancho California Rd., De Luz Rd.,

Planning Commission Action:
Public Hearing is Closed

By A Vote Of 5-0

APPROVED PLANNING COMMISSION RESOLUTION NO. 2014-006; and,

RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND THE PROJECT IS EXEMPT FROM

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Via Vaquero Rd., Glen Meadows Rd. and Carancho Rd. that are within and along the boundaries of the Walker Basin Policy Area. Project Planner: Richard Fairhurst at (951) 955-6757 or email rfairhur@rctlma.org. (Legislative)

CEQA; and,

APPROVE GENERAL PLAN AMENDMENT NO. 1131 subject to the adoption of the resolution.

- 3.2 CHANGE OF ZONE NO. 7801/TENTATIVE PARCEL MAP NO. 36585** – Intent to Adopt a Mitigated Negative Declaration – Applicant: GF Real Estate Services – Second/First Supervisorial District – Location: Northerly of Star Jasmine Way and Summer Day Street – **REQUEST:** The Change of Zone proposes to change the site's zoning from Residential Agricultural – 5 Acre Minimum (R-A-5) to Residential Agricultural – 2 Acre Minimum (R-A-2). The Tentative Parcel Map is a Schedule "H" subdivision of 5 acres into two (2) residential parcels of 2.5 acres each. Project Planner: Damaris Abraham. (Legislative)

Planning Commission Action:
Public Hearing is Closed

By A Vote Of 5-0

RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT A MITIGATED NEGATIVE DECLARATION; and,

APPROVE CHANGE OF ZONE NO. 7801 subject to adoption of the zoning ordinance; and,

APPROVE TENTATIVE PARCEL MAP NO. 36585.

- 3.3 SURFACE MINING PERMIT NO. 102, SUSPENSION OF MINING PERMIT,** – Mine Operator: Sun Services – Fourth/Fourth Supervisorial District – Chuckwalla Zoning District – East County - Desert Area Plan: Open Space: Rural (OS-RUR) – Location: 25 Miles north of Blythe, 10 Miles west of Midland Road, 15 Miles south of State Hwy 62 – 400 Gross Acres - Zoning: Natural Assets (N-A), - **REQUEST:** The Planning Commission is to consider testimony from staff, the mine operator and other interested persons relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance – Related Cases: None.

Planning Commission Action:
Public Hearing is Closed

By A Vote Of 5-0

TENTATIVELY SUSPEND SURFACE MINING PERMIT NO. 102; and,

CONTINUE TO SEPTEMBER 17, 2014 FOR FINAL FINDINGS.

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Project Manager: David Jones at (951) 955-6863 or email djones@rctlma.org.

- 3.4 RECLAMATION PLAN NO. 135**, Notice And Order To Comply – Mine Operator: Mission Clay Products – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) – Location: East of Interstate 15, west of Temescal Canyon Wash, south of Dawson Canyon Road, and 2 miles north of Indian Truck Trail – 285.66 Gross Acres - Zoning: SP - **REQUEST:** The Planning Commission is to consider testimony from staff and the mine operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director - Related Cases: RCL00135R1. Project Manager: David Jones at (951) 955-6863 or email djones@rctlma.org. (Quasi-judicial)

Planning Commission Action:
Public Hearing is Closed

By A Vote Of 5-0

AFFIRMED ORDER TO COMPLY as **modified**; and,

CONTINUED TO OCTOBER 15, 2014 FOR UPDATE.

- 3.5 CHANGE OF ZONE NO. 7826 – CEQA Exempt-** Applicant: County of Riverside – All Supervisorial Districts- Location: Countywide – Request: The change of zone proposes the following amendments to Riverside County Ordinance No. 348: (1) amend Section 18.18 (Detached Accessory Buildings) to modify development standards and the review process for detached accessory buildings; (2) amend Section 18.28 (Conditional Use Permits), Section 18.28a (Second Unit Permits), Section 18.29 (Public Use Permits) and Section 18.30 (Plot Plans) to modify the time period to use an approved permit and other minor changes to the sections; and (3) amend Section 19.43 (Modifications to Approved Permits) to modify the approval process for on-site advertising structures and signs. Project Planner: David Mares at (951) 955-9076 or email dmares@rctlma.org. (Legislative)

Planning Commission Action:
Public Hearing Remains Open

By A Vote Of 5-0

CONTINUED TO SEPTEMBER 17, 2014.

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- 3.6 CHANGE OF ZONE NO. 7832** - No New Environmental Documentation is Required – Applicant: Robert Olson – Engineer/Representative: Oz Bratene – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (10 acre min.) - Temecula Valley Wine Country Policy Area - Winery District – Location: Located north of Via Adore, south of Monte de Oro, east of Via el Pia Bonia and west of De Portola Road - 10 Gross Acres - Zoning: Citrus/Vineyard (C/V) Zone - **REQUEST:** Change of Zone to Wine Country - Winery Existing Zone (WC-WE). Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org. (Legislative)
- Planning Commission Action:**
Public Hearing is Closed
- By A Vote Of 5-0
RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:
- FIND NO NEW ENVIROMENTAL DOCUMENT IS REQUIRED;** and,
APPROVE CHANGE OF ZONE NO. 7832 subject to adoption of the zoning ordinance.
- 3.7 PLOT PLAN NO. 14522 REVISED PERMIT NO.1 – Appellant: World’s Biggest Cabazon Dinosaurs** - Applicant: World’s Biggest Cabazon Dinosaurs – Representative: Trip Hord – Fifth/Fifth Supervisorial District - Location: Northwest corner of Seminole Drive and Deep Creek Road – Zoning: Scenic Highway Commercial - **REQUEST:** An appeal by the applicant concerning the Planning Director’s denial of Plot Plan No. 14522 Revised Permit No. 1 on June 23, 2014, which proposes to add to the original approved project Plot Plan No. 14522 a 2,916 sq.ft. gift shop, a 1,060 sq.ft. caretaker unit, and 34,279 sq.ft. area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)
- Planning Commission Action:**
Public Hearing Remains Open
- By A Vote Of 5-0
CONTINUED TO SEPTEMBER 17, 2014.
- 3.8 CHANGE OF ZONE NO. 7810** - No New Environmental Documentation Required – Applicant: SFT Realty Rockaway, LLC – Engineer/Representative: MDMG, INC – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR)(5 acres min.) - Temecula Valley Wine Country Policy Area - Equestrian District – Location: Northeast of Los Corralitos Rd., south of Los Caballos Rd., and west of Pauba Rd. - 241.63 gross acres - Zoning: Residential Agricultural - 10 aces min (R-A-10) Zone - **REQUEST:** Change of Zone to Wine Country - Equestrian Zone (WC-E)
- Planning Commission Action:**
Public Hearing is Closed
- By A Vote Of 5-0
RECOMMENDS THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:
- FIND NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED;** and,
APPROVE CHANGE OF ZONE NO. 7810, subject to adoption of the zoning ordinance.

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Zone. Project Planner: Phayvanh
Nanthavongdouangsy at (951) 955-6573 or
email pnanthav@rctlma.org. (Legislative)

- 3.9 CONDITIONAL USE PERMIT NO. 3620R1 – Planning Commission Action:**
Applicant: Fayez Sedrak, LLC – Public Hearing is Closed
Engineer/Representative: Mark Raab –
First/First Supervisorial District – Mead Valley
Zoning District – Mead Valley Area Plan: By A Vote Of 5-0
Community Development: Commercial Retail **FOUND NO NEW ENVIRONMENTAL**
(CD: CR) (0.20-0.35 Floor Area Ratio) – **DOCUMENTS ARE REQUIRED;** and,
Location: Northerly of Cajalco Road, easterly **APPROVED CONDITIONAL USE PERMIT**
of Brown Street and westerly of Haines Street **NO. 3620, REVISED PERMIT NO. 1,** subject
– 0.9 Gross Acres – Zoning: Scenic-Highway to modifications to the Conditions of Approval
Commercial (C-P-S) – **REQUEST:** The project and the Findings and Conclusions.
proposes to add the sale of off-site alcohol
beverage (Type 21) license only at a
previously approved (under construction)
commercial retail building. Project Planner:
Lisa Edwards at (951) 955-1888 or email
ledwards@rctlma.org. (Quasi-judicial)

4.0 WORKSHOP

- 4.1 **DESIGN GUIDELINES: WALL STANDARDS:** An update to the Planning Commission on
revising the County of Riverside’s design guidelines related to vinyl fencing. Presented by Larry
Ross at (951) 955-9294, email lross@rctlma.org.

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR’S REPORT

7.0 COMMISSIONER’S COMMENTS