



Planning Commission.

Regular Meeting

~Agenda~

4080 Lemon Street, 12th Floor
Riverside, CA 92501

<http://www.rivcocob.org>

Charissa Leach
951-955-3200

Wednesday, October 4, 2017

9:00 AM

County Administration Center

CALL TO ORDER:

PLEDGE OF ALLEGIANCE TO THE FLAG – ROLL CALL

1.0 CONSENT CALENDAR:

- 1.1 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34097** – Applicant: Frank Chen – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 ac min) – Location: Northerly of Markham Street, southerly of Nandina Avenue, and easterly of Roosevelt – 40.90 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: The land division hereby permitted is to a Schedule "B" Subdivision of 40.90 gross acres into 39 residential parcels with a minimum size of one (1) gross acre. Parcels range in size from 1.0 to 1.4 gross acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34097, extending the expiration date to September 1, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35212** – Applicant: KTM North America, Inc. c/o Cheryl Webb – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Commercial Retail (CR) (0.20-0.35 FAR) – Commercial Office (CO) (0.35-1.0 FAR) – Location: Northerly of Borel Road, southerly of Winchester Road, easterly of Winchester Road, and westerly of French Valley Airport – 55.08 Acres – Zoning: Specific Plan No. 265: Borel Airpark Center (S-P) – Approved Project Description: The tentative parcel map is 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:** First Extension of Time Request for Tentative Parcel Map No. 35212, extending the expiration date to December 14, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.
- 1.3 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31632** – Applicant: Kevin Wieck – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Open Space: Recreation (OS-R) – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, easterly of Dallas Circle, and westerly of Rice Road – 55.59 Acres – Zoning: Rural Residential (R-R) – Winchester Hills – Specific Plan No. 293 – Planning Area No. 30 – Approved Project Description: Schedule "A" Subdivision, land division hereby permitted is to subdivide 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 sq. ft. – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31632, extending the expiration date to November 3, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.
- 1.4 **PLOT PLAN NO. 25778** – Receive & File – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – Owner: Elsinore Valley Municipal Water District – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan– Land Use Designation: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Location: Southerly of Desert Ridge, westerly of Kachina Court, and easterly of Silver Stirrup Drive – Zoning: Horse Thief Canyon Specific Plan – Planning Area 13 (SP 152, PA 13) – **REQUEST:** The plot plan proposes to permit the use of a wireless communication facility disguised as a pine tree consisting of a 50 foot tall monopole, 12 panel antennas, 12 Remote Radio Units, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, two (2) Global Positioning Satellite antennas within an enclosed 625 square foot lease area. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.
- 1.5 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33372** – Applicant: The Garrett Group c/o Phil Jones – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 ac min) – Location: Northerly of

13th Street, southerly of 12th Street, easterly of Banner Street, and westerly of North Drive – 58.31 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: The land division hereby permitted is for a Schedule “B” Subdivision of 58.31 gross acres into 98 single family lots and two (2) drainage lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33372, extending the expiration date to August 20, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. as possible thereafter. (Presentation available upon Commissioners’ request.)

NONE

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

3.1 GENERAL PLAN AMENDMENT NO. 720, GENERAL PLAN AMENDMENT NO. 721, SPECIFIC PLAN NO. 342, CHANGE OF ZONE NO. 7055, DEVELOPMENT AGREEMENT NO. 73 – Applicant: Nuevo Development Corp. – Representative: Albert A. Webb Associates – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – Lakeview Zoning District – Lakeview/Nuevo Area Plan – Rural: Rural Mountainous (R-RM) – Rural: Rural Residential (R-RR) – Rural Community: Very Low Density Residential (RC-VLDR) – Agriculture (AG) – Open Space: Conservation (OS-C) – Community Development: Very Low Density Residential (CD-VLDR) – Community Development: Low Density Residential (CD-LDR) – Community Development: Commercial Retail (CD-CR) – Community Development: Light Industrial (CD-LI) – Community Development: Highest Density Residential (CD-HHDR) – Location: either side of Ramona Expressway, generally easterly of Martin Street, westerly of Princess Ann Road, southerly of Marvin Road, and generally northerly of Brown Avenue – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – Heavy Agriculture, 10-acre minimum (A-2-10) – Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S) – Rural Commercial (C-R) – Manufacturing – Service Commercial (M-SC) – Residential Agricultural (R-A) – Residential Agricultural, 1-acre minimum (R-A-1) – Residential Agricultural, 10-acre minimum (R-A-10) – Residential Agricultural, 2 ½-acre minimum (R-A-2½) – Rural Residential (R-R) – One-Family Dwellings (R-1) – Highest Density Residential (R-7) – Natural Assets, 640-acre minimum lot size (N-A-640) – **REQUEST:** Specific Plan No. 342, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres. General Plan Amendment No. 720 includes the following components: (1) a General Plan Technical Amendment; (2) General Plan Entitlement/Policy Amendment; (3) General Plan Foundation Component Amendment – Extraordinary; and (4) Agriculture Foundation Component Amendment. The Technical Amendment is needed to rectify errors related to mapping which resulted in inaccuracies related to areas within the Lakeview Mountains and those in the lowlands to reflect the actual topography for the area. The Entitlement/Policy Amendment proposes to change the underlying land use designations in the Lakeview/Nuevo Area Plan from Rural Mountainous, Rural Residential, Rural Community: Very Low Density Residential Agriculture, Open Space: Conservation, Very Low Density Residential, Low Density Residential, Commercial Retail, Light Industrial, and Highest Density Residential to those land use designations reflected in the Specific Plan land use plan. The Foundation Component Amendment – Extraordinary proposes to change the underlying Foundations from Rural, Rural Community, and Open Space to Community Development. The Agriculture Foundation Component Amendment proposes to change the underlying Foundation of Agriculture to Community Development. General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The project will include upgrading and downgrading numerous existing and proposed roadway classifications and trails shown on the current circulation element plan for the Lakeview/Nuevo Area Plan to match the circulation plan as proposed by the Specific Plan. Change of Zone No. 7055 proposes to change the zoning classification of the subject site from a mix of Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2 ½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640) to Specific Plan (SP) and adopt the associated Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. Development Agreement No. 73 proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview. The Development Agreement has a term of 30 years and will grant the developer vesting rights to develop the Project in accordance with the terms of the agreement. Continued from September 6, 2017. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

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- 4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:**
- 4.1 PUBLIC USE PERMIT NO. 927** – Exempt from the California Environmental Quality Act (CEQA), Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) – Applicant: Level 3 Communications, c/o Robert Diorio – Engineer: Albert A. Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Good Hope Zoning Area – General Plan: Rural: Rural Residential (R-RR) –Rural: Rural Mountainous (R-RM) – Zoning: Residential Agricultural – 5 acre minimum (R-A-5) – Location: Southerly of Rocky Hills Road and easterly of Post Road – **REQUEST:** PUP00927 is a Public Use Permit to re-entitle an existing communications facility, which includes the continued operation of 21 existing antennas, and the construction and operation of 11 new antennas, for a total of 32 antennas. The location of the new antennas will be within the existing 4.7-acre development footprint, and the entire project site is comprised of 31.3 acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.2 SURFACE MINING PLAN NO. 152, REVISED NO. 2** – Intent to Consider an Addendum to a Mitigated Negative Declaration (MND) – Applicant: Hanson Aggregates, LLC., – Second Supervisorial District – El Cerrito Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral (OS-MIN) – Location: Northerly of Cajalco Road, southerly of Highway 91, easterly of Interstate 15, and westerly of Eagle Canyon Road – 128 Gross Acres – Zoning: Mineral Resources and Related manufacturing (M-R-A) – **REQUEST:** This Amended Surface Mining Plan proposes to set the hours of operation of mining activities greater than 300 feet inside the property boundary to 24 hours per day, 7 days a week, and the hours of operation of mining activities less than 300 feet inside the property boundary to between the hours of 6:00 a.m. and 10:00 p.m., 7 days a week. In addition, it proposes to permit transporting operations 24 hours a day, 7 days a week, with the exception of along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road, which shall be limited to the hours of 6:00 a.m. and sunset (of the same day), Monday through Friday. Project Planner: Dan Walsh at (951) 955-6187 or e-mail at dwalsh@rivco.org.
- 4.3 CHANGE OF ZONE NO. 7857 AND TENTATIVE TRACT MAP NO. 36813** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The Change of Zone proposes to change the site’s Zoning Classification from One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1), and the Tentative Tract Map is a Schedule “B” Subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access and a bio-retention basin. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 5.0 WORKSHOPS**
NONE
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
- 7.0 DIRECTOR’S REPORT**
- 8.0 COMMISSIONERS’ COMMENTS**