



Planning Commission.

Regular Meeting

~Agenda~

4080 Lemon Street, 12th Floor
Riverside, CA 92501

<http://www.rivcocob.org>

Charissa Leach
951-955-3200

Wednesday, January 17, 2018

9:00 AM

County Administration Center

CALL TO ORDER:

PLEDGE OF ALLEGIANCE TO THE FLAG – ROLL CALL

1.0 CONSENT CALENDAR:

- 1.1 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32165M1** – Applicant: Mark Lundberg – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly side of Montgomery Avenue, southerly side of Park Avenue, and westerly of Hansen Avenue – 49.9 Acres – Zoning: Residential Agricultural (R-A) – Rural Residential (R-R) – Approved Project Description: Schedule “B” Subdivision of 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft., two (2) water quality basins, and one (1) open space lot totaling 7.41 acres – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32165M1, extending the expiration date to December 21, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.2 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34466** – Applicant: Darren Chin – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Open Space: Conservation Habitat (OS-CH) – Location: Northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road – 1,099.3 Acres – Zoning: Residential Agricultural (R-A) – Open Area Combining Zone-Residential Developments (R-5) – Citrus/Vineyard (C/V) – Approved Project Description: Schedule “B” Subdivision of 1,099.3 acres into 236 lots consisting of 216 single family residential lots (128 with ½ acre minimum lot size – R-A zoning and 88 with 1 acre minimum lot size – C/V zone), eight (8) winery production lots with a 15-acre minimum lot size, 12 open space lots, which total 96.59 gross acres, and a 574.99 acre MSHCP conservation lot. The project also proposes a 1.5-acre lot for a future fire station – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34466, extending the expiration date to April 3, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.3 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33687** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS-C) – Location: Northerly of Nuevo Road, southerly of Sunset Avenue, bisected by Foothill Avenue, and bordered to the north and west by the McCanna Hills Specific Plan No. 246A1 – 67.16 Gross Acres – Zoning: Specific Plan (SP251) – Approved Project Description: Schedule “A” Subdivision of 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., five (5) water quality basins, 18 open space lots totaling 4.9 acres, and three (3) park lots totaling 5.44 acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to September 12, 2018. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.4 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35058** – Applicant: Hunsaker & Associates Irvine, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Tourist (CD-CT) (0.20 – 0.35 FAR) – Light Industrial (CD-LI) (0.25-0.60 FAR) – Very High Density Residential (VHDR) (14-20 DU/AC) – Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street – 190 Acres – Zoning: Specific Plan (SP338) – Approved Project Description: Schedule “C” Subdivision of 190 acres into 16 lots ranging in size from two (2) acres to 20 acres, and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35058, extending the expiration date to February 3, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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- 1.5 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32594** – Applicant: Rancon Group – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum): Citrus Vineyard Rural Policy Area – Location: Northerly of Rancho California Road and easterly of Butterfield Stage Road – 291 Acres – Zoning: Citrus Vineyard (C/V) – Citrus Vineyard – 10 Acre Minimum (C/V-10) – Citrus Vineyard – 20 Acre Minimum (C/V-20) – Approved Project Description: Schedule “D” Subdivision of 291 acres to include 58 clustered residential lots with agricultural buffers on approximately 127 acres, major circulation easement on approximately 11 acres, internal roadways totaling approximately 24 acres, five (5) wineries on approximately 107 acres, and three (3) vineyard lots on approximately 21 acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32594, extending the expiration date to May 8, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.6 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29326** – Applicant: Pete Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development – Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Watson Road, westerly of Pierson Road, and easterly of Sultanas Road – 19.1 Acres – Zoning: Specific Plan (Menifee North, SP No. 260) – Approved Project Description: Schedule “A” Subdivision of 19.1 acres into 65 single family residential lots, and one (1) drainage channel lot – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 29326, extending the expiration date to December 13, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.7 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694** – Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture – 10 Acre Minimum – Location: Westerly of I-86, easterly of Van Buren Street, southerly of Avenue 62, and northerly of Avenue 64 – 396.2 Acres – Zoning: One Family Dwelling (R-1) – One Family Dwelling – One Acre Minimum (R-1-1) – One Family Dwelling – 5 Acre Minimum (R-1-5) – Planned Residential (R-4) – Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule “A” Subdivision of 396 acres into 547 residential lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.8 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32693** – Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential – Location: Westerly of Van Buren Street, southerly of Avenue 62, easterly of Calhoun Street, and northerly of Avenue 63 – 162 Acres – Zoning: One Family Dwelling (R-1) – One Family Dwelling – One Acre Minimum (R-1-1) – Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: Schedule “A” Subdivision of 162 acres to be subdivided into 228 single family residential lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.9 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35289** – Applicant: Cathton Investments – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R-RR) (2½ Acre Minimum) – Location: Northerly of Ramon Road, easterly of Shadow Mountain Lane, and westerly of Thousand Palms Canyon Trail – 50 Gross Acres – Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½) – Approved Project Description: Schedule “C” Subdivision of 50 acres into six (6) residential lots totaling 29 gross acres with a minimum lot size of 2½ acres, ranging in size from 3.5 acres to six (6) acres, and a 19.3 acre remainder parcel for open space – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 35289, extending the expiration date to October 5, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@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:
NONE

- 4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:
- 4.1 **CONDITIONAL USE PERMIT NO. 3762 and VARIANCE NO. 1904 – Intent to Adopt a Negative Declaration** – EA42964 – Applicant: Eukon Group c/o Colleen Khouri & John Pappas – Engineer/Representative: Eukon Group – Fifth Supervisorial District – Pass & Desert Zoning District – Reche Canyon/Badlands Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Easterly of Redlands Boulevard, southwesterly of San Timoteo Canyon Road, and northerly of Viper Road – 9.94 acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carriers and their equipment. Sprint will install nine (9) six (6) foot high panel antennas, three (3) two (2) foot diameter microwave dishes, 12 remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install 12 eight (8) foot high panel antennas, two (2) two (2) foot diameter microwave dishes, 12 remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall. Variance No. 1904 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings 1000 ft. If approved, Variance No. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- 4.2 **CONDITIONAL USE PERMIT NO. 3757 and CHANGE OF ZONE NO. 7921 – Exempt from the California Environmental Quality Act (CEQA) Section 15301 and No New Environmental Document Required** – EIR524 – Applicant: Linda R. Davis Family Trust – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential, in the Temecula Valley Wine Country Policy Area – Equestrian District – Location: Northerly of De Portola Road, and both southerly and westerly of Paseo Del Traza, more specifically at 36500 De Portola Road – 10.41 Acres – Zoning: Rural Residential (R-R) – **REQUEST: Conditional Use Permit No. 3757** proposes to convert an existing six (6) bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7,384 sq. ft. home on a 10.41 acre lot. The facility will operate in three shifts and have 23 full-time staff, consisting of four (4) licensed therapists, three (3) certified addiction counselors, 12 behavioral health technicians, two (2) housekeeping staff, and two (2) facility directors. The maximum number of staff at one time is 12 people at the facility. **Change of Zone No. 7921** is required to make the subject property’s zoning classification consistent with the County’s General Plan as amended by General Plan Amendment No. 1077. It will change the site’s zoning classification from Rural-Residential to Wine Country-Equestrian. Project Planner: Larry Ross at (951) 955-9294 or email at lross@rivco.org.
- 4.3 **CHANGE OF ZONE NO. 7947, SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 1, TENTATIVE TRACT MAP NO. 37119 – Intent to Consider an Addendum to an Environmental Impact Report (EIR)** – EA42908 – Applicant: SR Conestoga, LLC – Engineer: Albert Webb and Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, and northerly of Newport Road – Zoning: Specific Plan (SP 288) – **REQUEST:** The **Change of Zone** proposes to modify the Specific Plan zoning ordinance to modify the development standards for Planning Area 16. The **Specific Plan Substantial Conformance** proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan. The **Tentative Tract Map** proposes a Schedule “A” Subdivision of 161.67 acres into 373 single-family residential lots, three (3) open space lots, two (2) parks, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development. The subdivision is proposed to be divided into five (5) phases. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.
- 5.0 WORKSHOPS:
NONE

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- 6.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0** DIRECTOR'S REPORT
- 8.0** COMMISSIONERS' COMMENTS