

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.4
(ID # 3231)

FROM : TLMA-PLANNING:

MEETING DATE:
Tuesday, January 17, 2017

SUBJECT: TRANSPORTATION LAND MANAGEMENT AGENCY/ PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32984 - Applicant: Sam Horsethif, LLC – First Supervisorial District - Alberhill Zoning Area - Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR), Very High Density Residential (CD:VHDR), and Commercial Retail (CD:CR) - Located: Southerly of Rancho California Road, northerly of Los Nogales Road, westerly of De Portola Road and easterly of Anza Road – 84.69 acres - Zoning: Specific Plan (SP152) - APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivision to divide 31.0 gross acres into 85 single-family residential lots, with a minimum lot size of 5,000 square feet, a 1.2-acre recreation area, a 6.21-acre conservation area, and 5 open space lots. - REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32984. [Applicant Fees 100%]

RECOMMENDED MOTION: Continued on Page 2.

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on December 7, 2016. The Tentative Tract Map No. 32984 will now expire on November 8, 2017.

ACTION: Consent


Steven Weiss, Director 12/13/2016

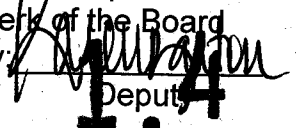
FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: APPROVE

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended to include updated description location: "Easterly Horsethief Canyon Road and Southerly De Palma Road".

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: January 17, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

BACKGROUND:

Summary

The Tentative Tract Map No. 32984 was originally approved at Planning Commission on November 8, 2006. The Map proceeded to the Board of Supervisors and was received and filed on February 6, 2007.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of five (5) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the first extension of time for Tentative Tract Map No. 32984 on December 7, 2016. The Planning Commission approved the project by a vote of 4-0 (Commissioner Valdivia absent).

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

Supplemental

Additional Fiscal Information

All fees are paid by the applicant. There is no general fund obligation.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

ATTACHMENTS:

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 1.9

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32984 – Applicant: Sam Horsethief, LLC – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR), Very High Density Residential (CD:VHDR), and Commercial Retail (CD:CR) – Location: Southerly of Rancho California Road, northerly of Los Nogales Road, westerly of De Portola Road and easterly of Anza Road – 84.69 acres – Zoning: Specific Plan (SP#152) – Approved Project Description: Schedule 'A' subdivision to divide 31.0 gross acres into 85 single-family residential lots, with a minimum lot size of 5,000 sq. ft., a 1.2-acre recreation area, a 6.21-acre conservation area, and five (5) open space lots.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 32984, extending the expiration date to November 8, 2017.

III. PLANNING COMMISSION ACTION:


Motion by Commissioner Hake, 2nd by Commissioner Taylor Berger
A vote of 4-0 (Commissioner Valdivia absent)

APPROVED FIRST EXTENSION OF TIME TO NOVEMBER 8, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No. 1.9
Area Plan: Elsinore
Zoning Area: Alberhill
Supervisory District: First
Project Planner: Dionne Harris
Planning Commission Hearing: December 7, 2017

TENTATIVE TRACT MAP NO. 32984
FIRST EXTENSION OF TIME
Applicant: Sam Horsethif, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map for a Schedule 'A' subdivision to divide 31.0 gross acres into 85 single-family residential lots, with a minimum lot size of 5,000 square feet.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case has been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32984

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 32984 was originally approved at Planning Commission on November 8, 2006. The Map proceeded to the Board of Supervisors and was received and filed on February 6, 2007.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of five (5) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated November 9, 2016) indicating the acceptance of the five (5) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Tract Map's expiration date will become November 8, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

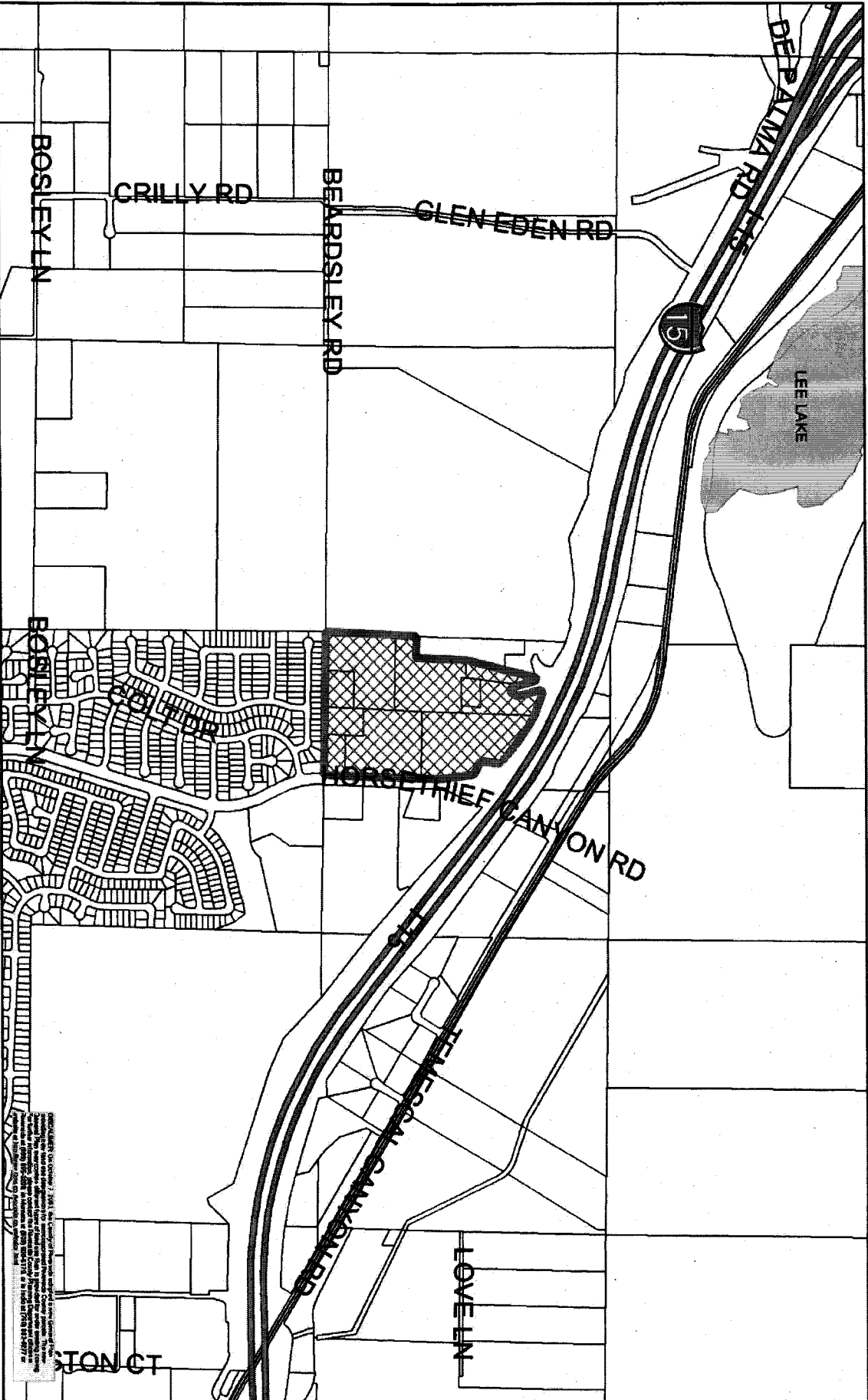
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32984, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 8, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Buster
District 1
DATE DRAWN: 10/28/08

TR32984 VICINITY MAP

Planner: Vanessa Ng
Date: 11/01/08
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Alberhill
Area:
Township/Range: T3SR6W
Section: 17



ASSESSORS: 391-09
BK. PG.
THOMAS
BROS. PG. 835 B3

NOTED: (LEFT) On October 7, 2008, the County of Riverside adopted Ordinance 100000, which amended the Riverside County Assessor's Manual. This ordinance amended the manual to require that the Assessor's Office conduct a field inspection of all parcels within the County of Riverside that are subject to the Assessor's Manual. The Assessor's Office is currently conducting these field inspections. The Assessor's Office is currently conducting these field inspections. The Assessor's Office is currently conducting these field inspections.

Supervisor Buster
District 1

DATE DRAWN 10/26/06

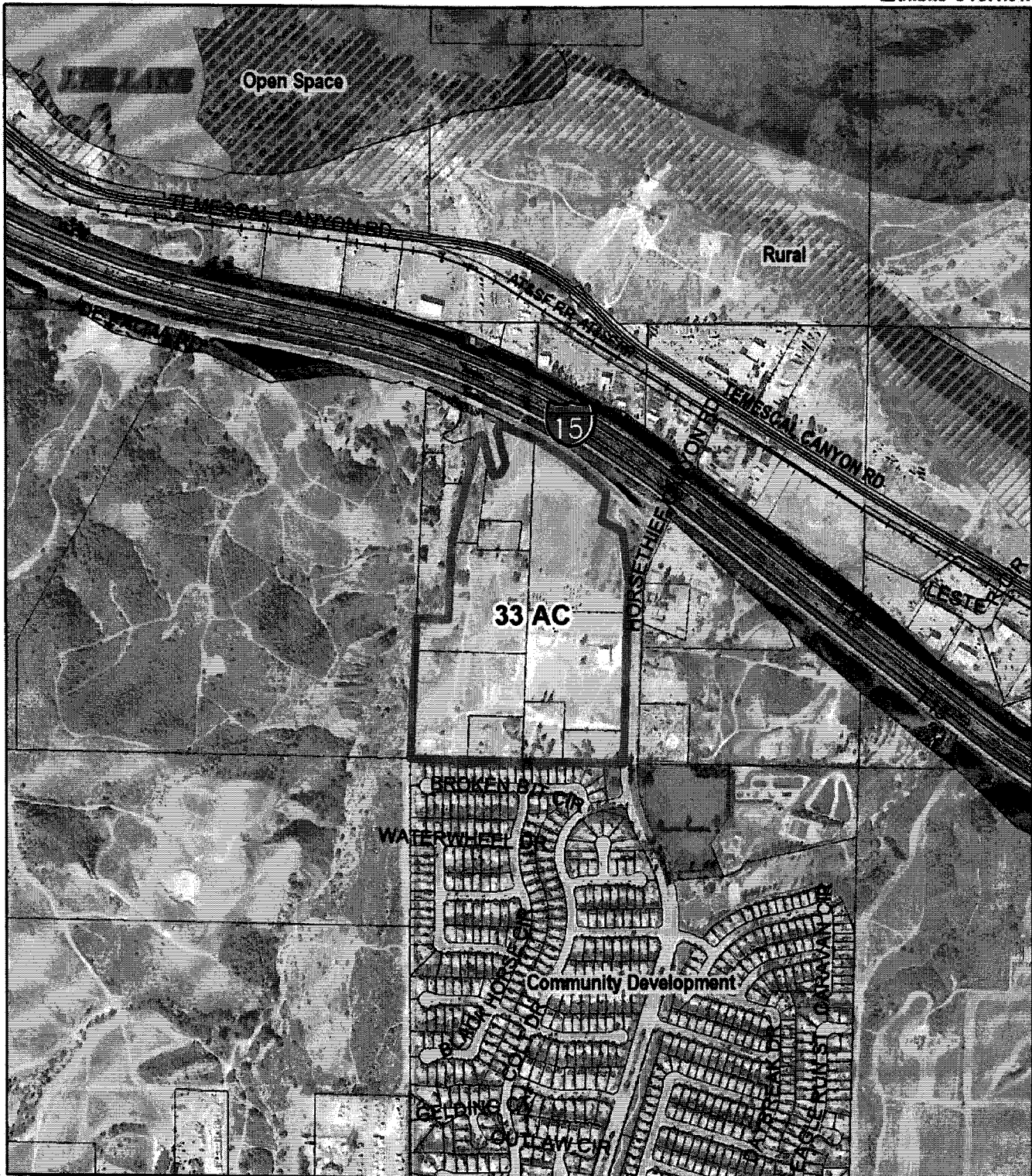
TR32984

DEVELOPMENT OPPORTUNITY

Planner: Vanessa Ng

Date: 11/08/06

Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

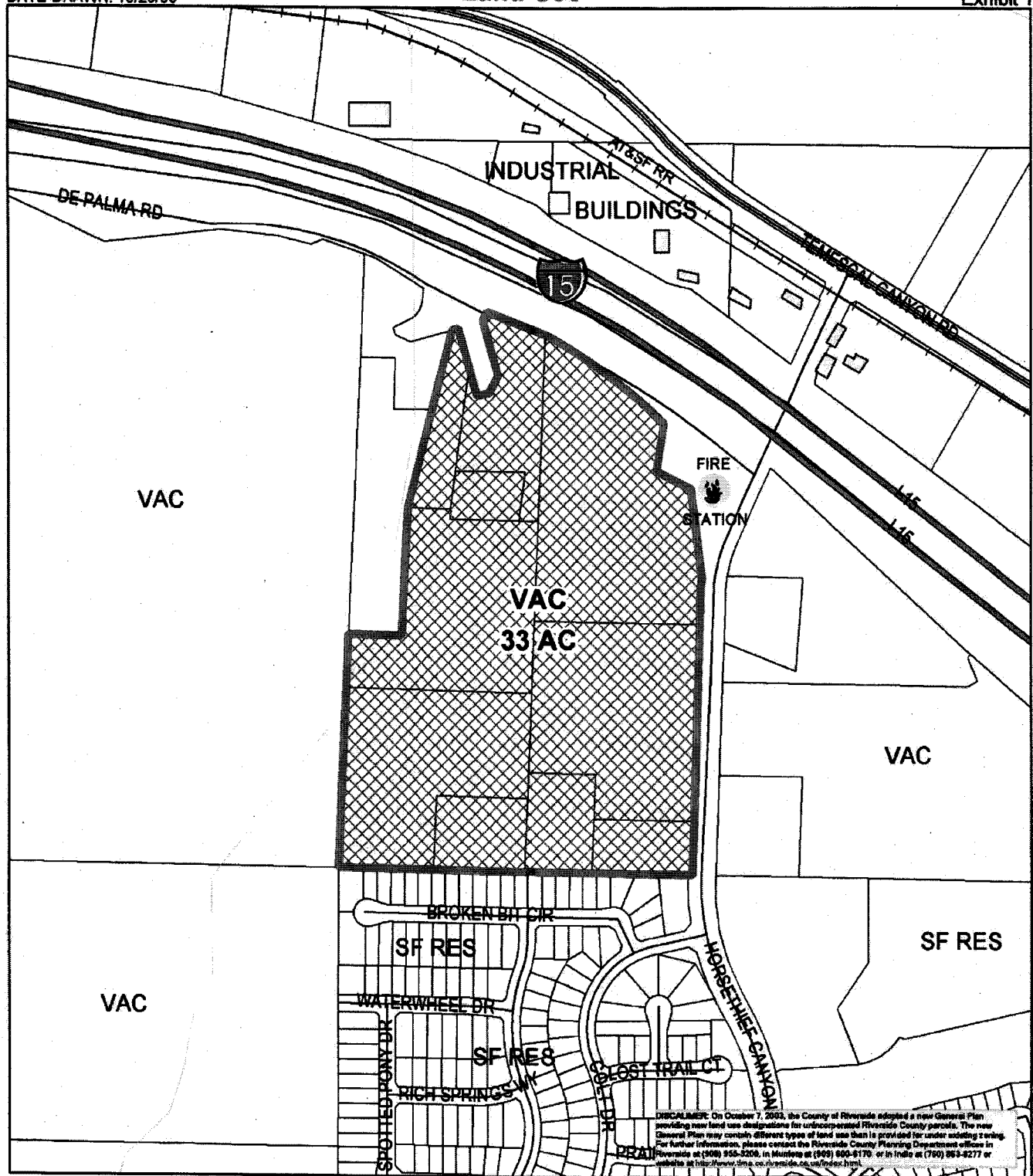
Area Plan: **Alberhill**
Township/Range: **T5SR5W**
SECTION: **17**



ASSESSORS
BK. PG. **391-09**
THOMAS
BROS.PG **835 B3**



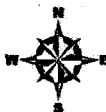
DATE DRAWN: 10/26/06



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 945-3250, in Murietta at (951) 945-9179, or in Indio at (760) 953-8277 or website at <http://www.sma.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Alberhill**
Township/Range: T5SR5W
Section : 17



ASSESSORS 391-09
BK. PG.
THOMAS 835 B3
BROS.PG



Supervisor Buster
District 1

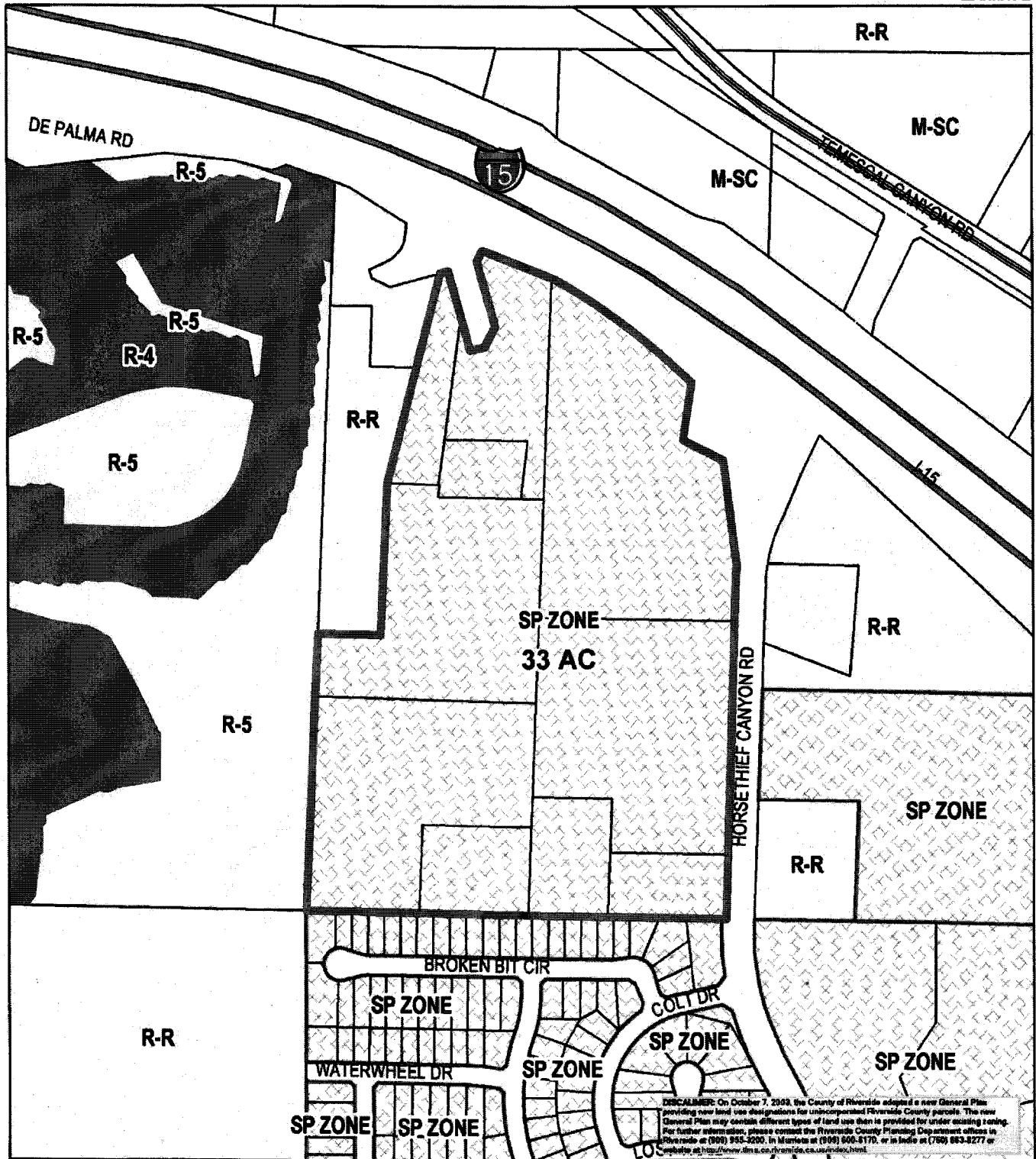
DATE DRAWN: 10/26/06

TR32984 EXISTING ZONING

Planner: Vanessa Ng

Date: 11/1/06

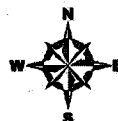
Exhibit 2



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200, in Murietta at (951) 900-8179, or in Indio at (760) 953-9277 or <http://www.riverside.ca.gov/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: **Alberhill**
Township/Range: **T5SR5W**
Section : 17

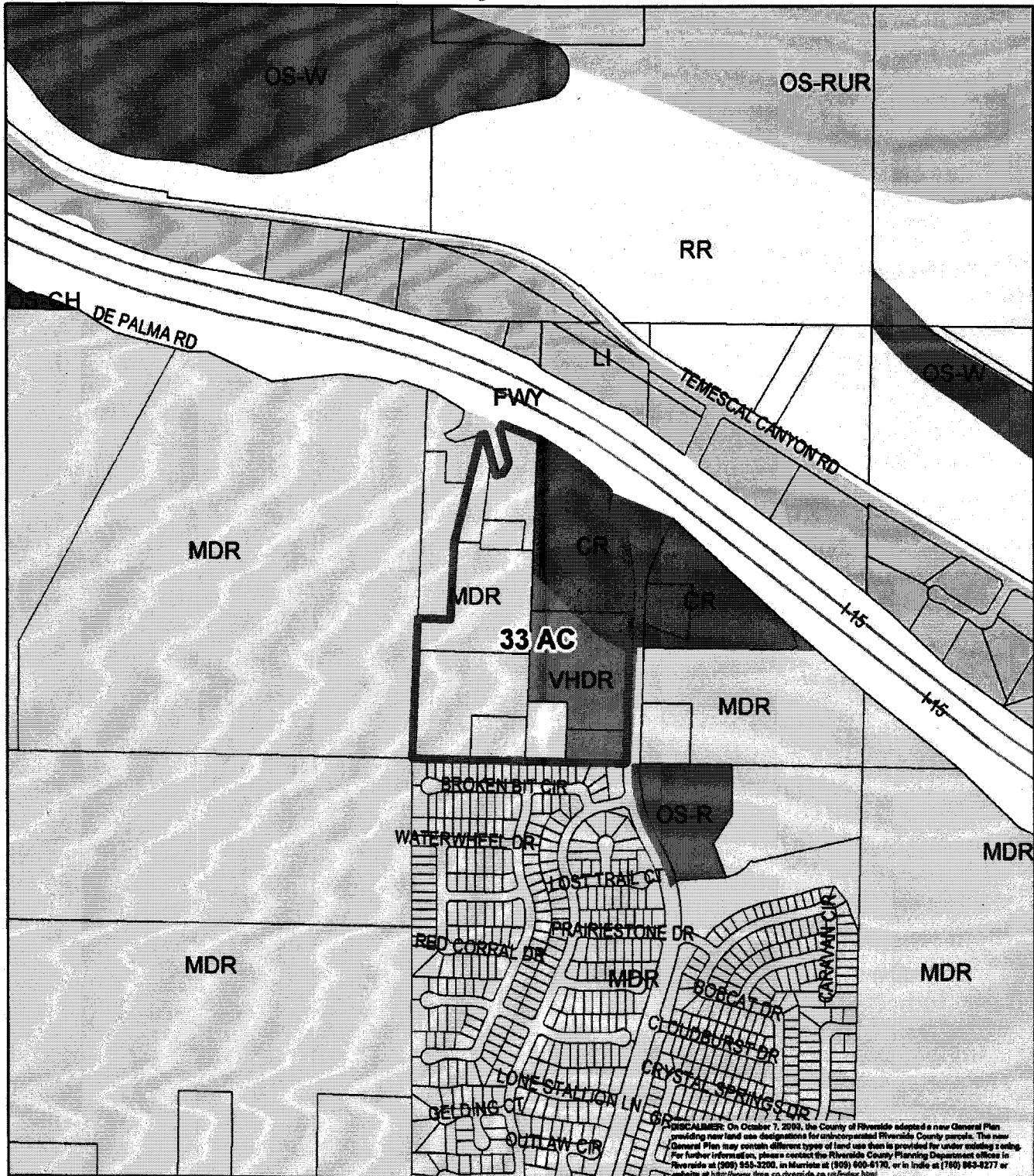


ASSESSORS
BK. PG. 391-09
THOMAS
BROS.PG 835 B3

Supervisor Buster
District 1
DATE DRAWN: 10/26/06

TR32984
Existing General Plan

Planner: Vanessa Ng
Date: 11/01/06
Exhibit 5



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 845-3200, in Murrieta at (951) 940-6170, or in Indio at (760) 943-8277 or website at <http://www.lana.co.riverside.ca.us/rvscg.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

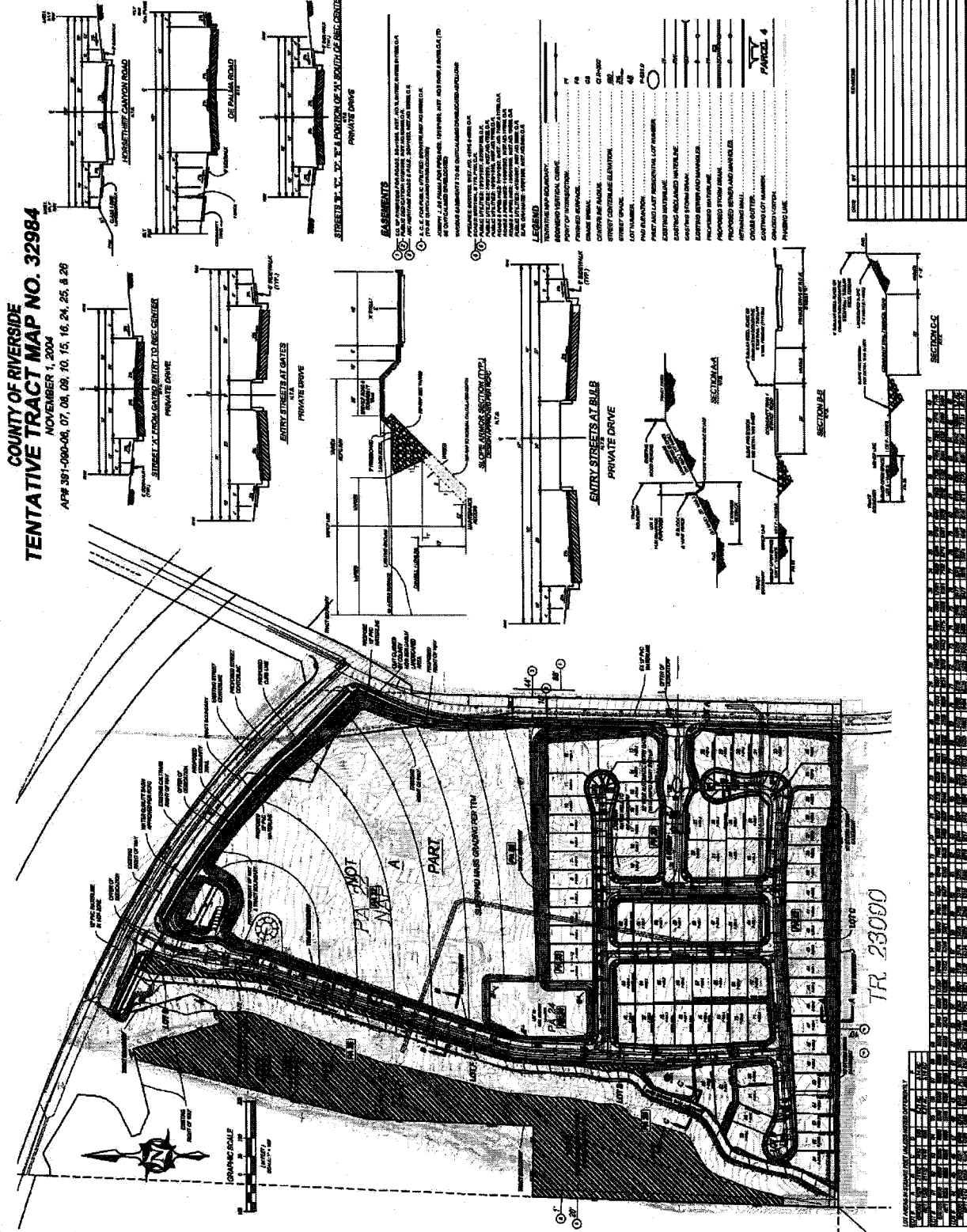
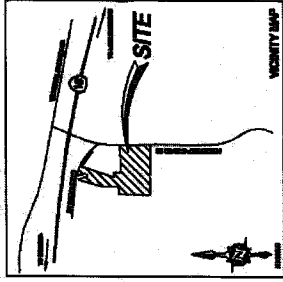
Zone
Area: Alberhill
Township/Range: T5SR5W
Section: 17



ASSESSORS
BK. PG. 391-09
THOMAS 835 B3
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COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 32984
 NOVEMBER 1, 2005
 APP# 391-090-06, 07, 08, 09, 10, 15, 16, 24, 25, & 26



LOT	AREA	ACRES	FRONT	REAR	SIDE	DIAGONAL
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DATE OF MAP

Extension of Time Environmental Determination

Project Case Number: TR32984
 Original E.A. Number: 39885
 Extension of Time No.: First
 Original Approval Date: November 8, 2016
 Project Location: South of Rancho California Road, north of Los Nogales Road, west of De Portola Road and east of Anza Road.
 Project Description: Schedule 'A' subdivision to divide 31.0 gross acres into 85 single-family residential lots, with a minimum lot size of 5,000 square feet.

On November 8, 2016, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Dionne Harris, Urban Regional Planner I

Date: 11/9/16
 For Steve Weiss, Planning Director

SAM Horsethief, LLC hereby confirms its acceptance of the recommended conditions which are identified as follows:

- 50. E Health #5
- 60. BS Grade#20
- 60. EPD #4
- 80. BS Grade#2
- 80. EPD #2

Erik W. Lunde
Pacific Coves Investments, LLC
1200 Quail Street, Suite 220 | Newport Beach, CA | 92660

P: 714.318.3500
✉: ErikLunde@msn.com

DRE License No. 01159007

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11/09/16
14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32984

Parcel: 391-090-026

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 20 EOT1- APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

EPD DEPARTMENT

60.EPD. 4 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU

11/09/16
14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32984

Parcel: 391-090-026

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

EOT1- ROUGH GRADE APPROVAL (cont.)

RECOMMND

receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

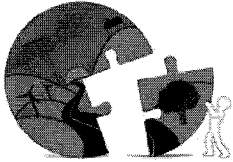
EPD DEPARTMENT

80.EPD. 2

EPD - MBTA REPORT

RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

**I. AGENDA ITEM 1.1
ADOPTION OF THE 2017 PLANNING COMMISSION CALENDAR**

II. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor Berger, 2nd by Commissioner Hake
A vote of 4-0 (Commissioner Valdivia absent)

ADOPTED THE 2017 PLANNING COMMISSION CALENDAR.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



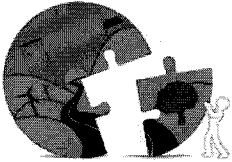
RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

- I. AGENDA ITEM 1.2
ELECTION OF THE 2017 PLANNING COMMISSION CHAIRMAN**
- II. PLANNING COMMISSION ACTION:**
Motion by Chair Leach, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Valdivia absent)

COMMISSIONER AARON HAKE is the 2017 Planning Commission Chairperson.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



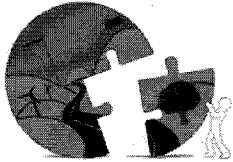
RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

- I. AGENDA ITEM 1.3
ELECTION OF THE 2017 PLANNING COMMISSION VICE-CHAIRMAN**
- II. PLANNING COMMISSION ACTION:**
Motion by Chair Leach, 2nd by Commissioner Hake
A vote of 4-0 (Commissioner Valdivia absent)

COMMISSIONER RUTHANNE TAYLOR BERGER is the 2017 Planning Commission Vice-Chairperson.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 1.4

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33423M1 – Applicant: Washington Road, Inv. LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) – Location: Northerly of Jean Nicholas, southerly of Brumfield St., and easterly of Washington St. – 46.15 Acres – Zoning: One Family Dwellings (R-1), Open Revising access north to Fields and south to Sally St.

II. PROJECT DESCRIPTION:

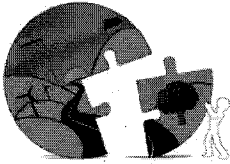
First Extension of Time Request for Tentative Tract Map No. 33423M1, extending the expiration date and to reflect SB1185 and AB333 benefits to January 23, 2017 – First Extension.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Taylor Berger
A vote of 4-0 (Commissioner Valdivia absent)

APPROVED FIRST EXTENSION OF TIME TO JANUARY 23, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 1.5

PLOT PLAN NO. 25753 – RECEIVE AND FILE – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, CORE Development – Owner: Crane Lakeside Park & Resort – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: High Density Residential (CD:HDR) (8 – 14 du/ac) and Open Space: Conservation (OS:C) – Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive – 9.73 Gross Acres – Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1).

II. PROJECT DESCRIPTION:

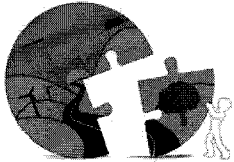
Proposing to construct a wireless communication facility disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2) GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 sq. ft. lease area enclosed by a six foot high decorative CMU wall.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Taylor Berger
A vote of 4-0 (Commissioner Valdivia absent)

RECEIVED AND FILED.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 1.6

FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 36134 – Applicant: Grant Becklund – Engineer/Representative: Angelo Migliacco – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Location: Northerly of Pass View Drive, easterly of Nancy Avenue, southerly of Newberry Street, and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 2.5 Acre Minimum (R-A-2.5) – Approved Project Description: Schedule 'H' land division of 3.7 gross acres into three one (1) acre parcels.

II. PROJECT DESCRIPTION:

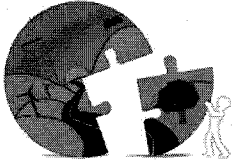
First Extension of Time for Tentative Parcel Map No. 36134, extending the expiration date to June 7, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Taylor Berger
A vote of 4-0 (Commissioner Valdivia absent)

APPROVED FIRST EXTENSION OF TIME TO JUNE 7, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 1.7

THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31632 – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 D.U./acre): Community Development: Medium High Density Residential (CD:MHDR) (5 – 8 D.U./acre): Open Space: Recreation (OS:R) – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, westerly of Leon Road, and easterly of Rice Road – 55.59 Acres – Zoning: Specific Plan 293 (Winchester Hills) – Approved Project Description: Schedule 'A' subdivision of 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 sq. ft. dharris@rctlma.org.

II. PROJECT DESCRIPTION:

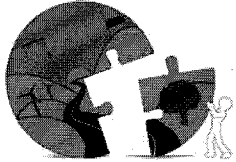
Third Extension of Time for Tentative Tract Map No. 31632 to November 3, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Taylor Berger
A vote of 4-0 (Commissioner Valdivia absent)

APPROVED THIRD EXTENSION OF TIME TO NOVEMBER 3, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 1.8

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32282 – Applicant: Grant Becklund – Third Supervisorial District – Zoning District – Harvest Valley/Winchester Area Plan: Location: Northerly of Olive Ave., easterly of Leon St., and westerly of Winchester Rd. – 19.54 Acres – Zoning: One Family Dwelling (R-1) – Approved Project Description: Schedule A subdivision of 19.54 acres into 62 residential lots with 1 detention basin – **REQUEST:** Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

II. PROJECT DESCRIPTION:

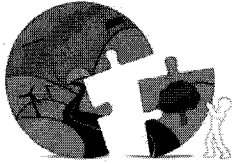
First Extension of Time Request for Tentative Tract Map No. 32282 extending the expiration date to September 12, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Taylor Berger
A vote of 4-0 (Commissioner Valdivia absent)

APPROVED FIRST EXTENSION OF TIME TO SEPTEMBER 12, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 1.9

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32984 – Applicant: Sam Horsethief, LLC – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR), Very High Density Residential (CD:VHDR), and Commercial Retail (CD:CR) – Location: Southerly of Rancho California Road, northerly of Los Nogales Road, westerly of De Portola Road and easterly of Anza Road – 84.69 acres – Zoning: Specific Plan (SP#152) – Approved Project Description: Schedule 'A' subdivision to divide 31.0 gross acres into 85 single-family residential lots, with a minimum lot size of 5,000 sq. ft., a 1.2-acre recreation area, a 6.21-acre conservation area, and five (5) open space lots.

II. PROJECT DESCRIPTION:

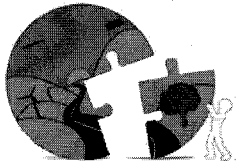
First Extension of Time Request for Tentative Tract Map No. 32984, extending the expiration date to November 8, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Taylor Berger
A vote of 4-0 (Commissioner Valdivia absent)

APPROVED FIRST EXTENSION OF TIME TO NOVEMBER 8, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 1.10

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30992 – Applicant: Koy Builders – First Supervisorial District – Good Hope Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural – Rural Residential (R-RR) (5-acre minimum) – Location: Northeasterly of the intersection at Juniper Road and Blue Sky Road – 98.56 acres – Zoning: Rural – Agricultural (R-A-5) (5-acre minimum) – Approved Project Description: Schedule C subdivision proposal of 69.98 gross acres into 18 lots with a minimum lot size of 2½ acres as well as 28.58 gross acres into two Multi-Habitat Species Conservation Plan (MSHCP) Conservation lots.

II. PROJECT DESCRIPTION:

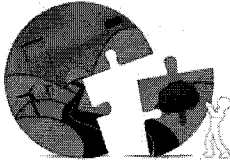
First Extension of Time Request for Tentative Tract Map No. 30992, extending the expiration date to October 24, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Taylor Berger
A vote of 4-0 (Commissioner Valdivia absent)

APPROVED FIRST EXTENSION OF TIME TO OCTOBER 24, 2016.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 1.11

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 36317 – Applicant: Starfield Sycamore Investments, LLC – First Supervisorial District – Alberhill, Glen Ivy and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and westerly of Interstate Highway 15 – 717.1 Gross acres – Zoning: Specific Plan No. (SP256) – Approved Project Description: A Schedule 'A' subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 sq. ft. and 14 open space lots.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 36317, extending the expiration date to December 17, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner, 2nd by Commissioner
A vote of 3-0 (Chair Leach abstained; Commissioner Valdivia absent)

APPROVED FIRST EXTENSION OF TIME TO DECEMBER 17, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 1.12

SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31374 – Applicant: Neil D. Gascon – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Lakeland Village – Location: Southerly corner of Blanche Dr. & Grand Ave. – 5.23 Acres – Zoning: One Family Dwelling (R-1) – Approved Project Description: Schedule A subdivision of 5.62 acres into 25 single family residential lots.

II. PROJECT DESCRIPTION:

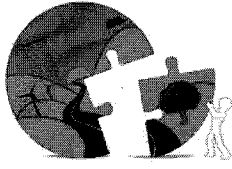
Second Extension of Time Request for Tentative Tract Map No. 31374, extending the expiration date and to reflect SB1185 and AB333 benefits to November 8, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Taylor Berger
A vote of 4-0 (Commissioner Valdivia absent)

APPROVED SECOND EXTENSION OF TIME TO NOVEMBER 8, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 1.13

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32585 – Applicant: Sunwood Lakeview, LLC – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Location: Southerly of Grand Ave. and easterly of Dreycott Way – 46.70 Acres – Zoning: One Family Dwelling (R-1), General Residential (R-3) and General Commercial (C-1/C-P) – Approved Project Description: Schedule A subdivision of 46.70 acres into 141 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7 acre park, a 16,333 sq. ft. water quality basin and three (3) open space lots.

II. PROJECT DESCRIPTION:

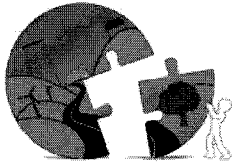
First Extension of Time Request for Tentative Tract Map No. 32585 extending the expiration date to October 17, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Taylor Berger
A vote of 4-0 (Commissioner Valdivia absent)

APPROVED FIRST EXTENSION OF TIME TO OCTOBER 17, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

I. AGENDA ITEM 1.14

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 29098 – Applicant: WSI Land Holdings, LLC – Third Supervisorial District – Zoning District – Southwest Area Plan: Location: Northeast corner of Leon Rd. and Keller Rd. – 80 Acres - Zoning: Open Area Combining Zone – Residential Developments (R-5), Residential Agriculture (R-A), Residential Agriculture 1-1/2 acre minimum (R-A-1-1/2) – Approved Project Description: Divide 80.4 acres into 39 single family residential lots.

II. PROJECT DESCRIPTION:

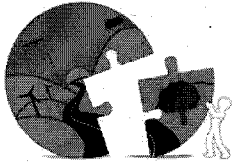
First Extension of Time Request for Tentative Tract Map No. 29098 extending the expiration date to October 17, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Taylor Berger
A vote of 4-0 (Commissioner Valdivia absent)

APPROVED FIRST EXTENSION OF TIME TO OCTOBER 17, 2016.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 1.15

FIRST EXTENSION OF TIME 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 Acre Minimum) – Location: Northerly of Markham Street, southerly of Nandina Avenue, easterly of Roosevelt Avenue, and westerly of Riverside Avenue – 40.90 Gross Acres – Zoning: Light Agriculture (A-1) (10 Acres Minimum) – Approved Project Description: Schedule B subdivision of 40.90 acres into 39 residential parcels with a minimum lot size of one (1) gross acre. Lots range in size from 1.0 to 1.4 gross acres.

II. PROJECT DESCRIPTION:

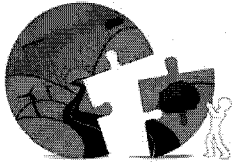
First Extension of Time for Tentative Tract Map No. 34097, extending the expiration date to July 30, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Taylor Berger
A vote of 4-0 (Commissioner Valdivia absent)

APPROVED FIRST EXTENSION OF TIME TO JULY 30, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 2.1

GENERAL PLAN AMENDMENT NO. 1205 (FOUNDATION AND ENTITLEMENT/POLICY) –
Applicant: County of Riverside – Engineer/Representative: CASC – Third Supervisorial District –
Mead Valley Area Plan – Good Hope Zoning Area – Zoning: Rural Residential (R-R), Manufacturing
– Service Commercial (M-SC), Scenic Highway Commercial (C-P-S) and General Commercial (C-1/C-
P), Rural – Agricultural (R-A-1) – Location: The corridor extending 1,000 feet from the center line
outward on either side of Highway 74 for a 2.75 mile section southerly of Ellis Ave. and northerly of
Ethanac Rd. – Project Size: 776 gross acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Rural
Community (RC) to Community Development (CD) and amend its Land Use Designation from Very
Low Density Residential (VLDR) and Rural Residential (RR) to Medium Density Residential (MDR),
Commercial Retail (CR), Light Industrial (LI), Mixed Use Area (MUA), and Very High Density
Residential (VHDR), on 465 parcels, totaling 776 gross acres.

III. MEETING SUMMARY:

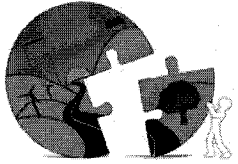
The following staff presented the subject proposal:

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

IV. ACTION:

PLANNING STAFF RECEIVED COMMENTS FOR THE BOARD OF SUPERVISORS.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please
contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at
mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 2.2

GENERAL PLAN AMENDMENT NO. 1206 (FOUNDATION AND ENTITLEMENT/POLICY) –

Applicant: County of Riverside – Fifth Supervisorial District – The Pass Area Plan – Pass & Desert Zoning District and Whitewater Zoning Area – Zoning: Rural Residential (R-R), Controlled Development Lands (W-2) – Location: The proposed changes encompass four (4) areas. The first area is northerly of the existing factory stores, west of Millard Pass Road, and south of Morongo lands. The second area is just south of I-10 abutting the Freeway Right-of-Way, east of the City of Banning, west of Apache Trail exit and extends south from the freeway at an average distance of 600 feet. The third area is a triangular area north of Seminole Drive and east of Millard Canyon Road and is bounded by the flood plain boundary to the east; excluding a 12 acre square section previously designated Community Development (CD). The fourth area is westerly of Rushmore Avenue and northerly of Service Road – Project Size: 470 gross acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) and Rural Desert (RD), to Mixed Use Area (MUA), Light Industrial (LI), Estate Density Residential (EDR), Low Density Residential (LDR), and Medium Density Residential (MDR) on 209 parcels, totaling 470 gross acres.

III. MEETING SUMMARY:

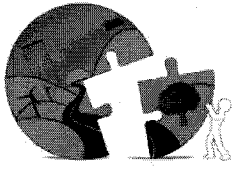
The following staff presented the subject proposal:

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

IV. ACTION:

PLANNING STAFF RECEIVED COMMENTS FOR THE BOARD OF SUPERVISORS.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 2.3

GENERAL PLAN AMENDMENT NO. 1207 (FOUNDATION AND ENTITLEMENT/POLICY) –

Applicant: County of Riverside – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – Zoning: Rural Residential (R-R), Controlled Development Area with Mobile Homes (W-2-M), Light Agricultural (A-1), and Heavy Agricultural (A-2) – Location: The proposed changes encompass two (2) areas. Area 1: North of Simpson Road, west of California Avenue, South of Stetson Avenue, and east of Rural Mountainous region from Stetson to Stowe Road, Hwy. 79 from Stowe to Grand Avenue, El Callado from Grand to Simpson. Area 2: East of Leon Road, south of Wickerd Road, West of Abbott Road, and North of Scott Road. – Project Size: 1,480.71 gross acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) and Estate Density Residential (EDR) to Low Density Residential (LDR), Medium Density Residential (MDR), Commercial Retail (CR), Business Park (BP), and Light Industrial (LI), on 225 parcels, totaling 1,480.71 gross acres.

III. MEETING SUMMARY:

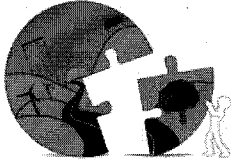
The following staff presented the subject proposal:

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

IV. ACTION:

PLANNING STAFF RECEIVED COMMENTS FOR THE BOARD OF SUPERVISORS.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 2.4

GENERAL PLAN AMENDMENT NO. 1208 (FOUNDATION AND ENTITLEMENT/POLICY) –

Applicant: County of Riverside – First Supervisorial District – Elsinore Area Plan – South Elsinore Zoning Area – Zoning: Rural Residential (R-R), Scenic Highway Commercial (C-P-S) – Location: Generally within 1,500 feet of the southwest side of the 1.75 mile corridor of Grand Avenue from Ginger Lane to Richard Street and at the northern terminus of Kathryn Way.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) and Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) and Conservation (C) to Medium Density Residential (MDR), Estate Density Residential (EDR), Mixed Use Area (MUA), and Commercial Retail (CR) on 176 parcels, totaling 109 gross acres.

III. MEETING SUMMARY:

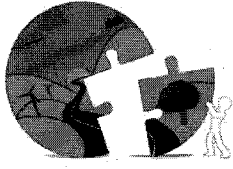
The following staff presented the subject proposal:

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

IV. ACTION:

Planning Staff Received Comments for the Board of Supervisors.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 3.1

CONDITIONAL USE PERMIT NO. 3673 – REVISION 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: San Jacinto Mountain Community Center – Engineer/Representative: Jim March Architect – Idyllwild Zoning District – Third Supervisorial District – Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD:CR) and Medium Density Residential (CD:MDR) within the Idyllwild/Pine Cove Village Tourist Policy Area – Location: North of S. Circle Drive, south of Highway 243 and Ridge View Drive, east of Pine Dell and west of Village Center Drive – 8.83 Gross Acres – Zoning: Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S), and Watercourse Area (W-1) Zones – Continued from November 2, 2016.

II. PROJECT DESCRIPTION:

The project is to permit a community center that will be built in four (4) phases. Phase 1 only includes the amphitheater for the Idyllwild Summer Concert Series, which is a sequence of eight (8) concerts on Thursday nights in June, July, and August. These concerts will be attended by a maximum of 400 people. The amphitheater may also be utilized occasionally for other events on different evenings of the week, such as "Movies in the Park" and a summer play. Phase 2 will be a two-storied 8,000 sq. ft. building with an activities room, a youth center, a commercial kitchen, restrooms, an office, a lobby, and four (4) gazebos. The commercial kitchen will be used to prepare food for events such as fundraisers, weddings, and small banquets. Phase 3 will include a 7,000 sq. ft. gymnasium and four (4) gazebos. Phase 4 includes a 5,000 sq. ft. indoor swimming pool building. The amphitheater and the buildings will not be used at the same time. The project proposes 146 parking spaces. Existing uses include a playground, tennis courts, and trails. The existing commercial building for retail and deli located on parcel 565-062-026 is not a part of this project.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

Spoke in favor of the proposed project:

- Jim Marsh, Applicant
- Suzon Capparelli, Applicant (gave her time to Janice Lyle)
- Joy Adams, Applicant's Representative
- Janice Lyle, Applicant's Representative
- Chris Trout, Applicant's Representative
- Chris Singer, Interested Party, P.O. Box 1171, Idyllwild (gave her time to Janice Lyle)
- Victor Sirkin, Neighbor

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

- Robert Prierer, Interested Party
- Pete Capparelli, Interested Party

Spoke in opposition to the proposed project:

- Ann Jameson Dunham, Neighbor
- Catherine Hall, Interested Party (951) 515-4707
- Tom Paulek
- Susan Nash, Neighbor, P.O. Box 4036, Idyllwild (909) 228-6710

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

A few neighbors are opposed to the proposed project.

V. ACTION:

Public Comments: Closed

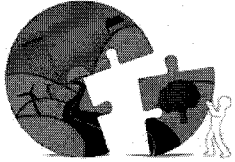
Motion by Commissioner Taylor Berger, 2nd by Commissioner Sanchez

A vote of 5-0

ADOPTED A MITIGATED NEGATIVE DECLARATION; and,

APPROVED CONDITIONAL USE PERMIT NO. 3673, REVISION 1, with added conditions modified at hearing.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 3.2

SURFACE MINING PERMIT NO. 119, REVISED PERMIT NO. 3 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Temescal Land Company – Engineer/Representative: Grant E. Destache – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS:MIN), Open Space: Water (OS:W) and Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Dawson Canyon Road, southerly of Leroy Road, easterly of Interstate 15, and westerly of Temescal Wash – 31.5 Gross Acres – Zoning: Mineral Resources and Related manufacturing (M-R-A), Mineral Resources (M-R), and Watercourse, Watershed & Conservation Areas (W-1).

II. PROJECT DESCRIPTION:

The revised permit proposes to extend the life of the mining permit for 20 years.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner and Chief Engineering Geologist: David Jones at (951) 955-6838 or email djones@rctlma.org.

- Grant Destache, Applicant's Representative, 7825 E. Redfield Rd. #106A, Scottsdale, AZ 85022 (619) 895-6264, spoke in favor of the proposal.
- Cindy Cool, Neighbor, 9170 LeRoy Rd., Corona (909) 816-4517, spoke in a neutral position and some opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

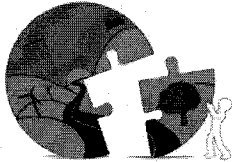
Motion by Chair Leach, 2nd by Commissioner Taylor Berger

A vote of 5-0

ADOPTED A MITIGATION NEGATIVE DECLARATION; and,

APPROVED SURFACE MINING PERMIT NO. 119, REVISED NO. 3.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 3.3

CHANGE OF ZONE NO. 7861 – No New Environmental Documentation Needed – Applicant: Darren Chin – Engineer/Representative: Keith Gardner – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) and Rural: Rural Residential (R-RR) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road – 633 Gross Acres – Zoning: Residential Agricultural (R-A) and Citrus/Vineyard (C/V).

II. PROJECT DESCRIPTION:

Change of Zone from R-A and C/V to Wine Country – Winery (WC-W) Zone.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org.

Spoke in favor of the proposed project:

David DiRienzo, Applicant, 488 E Santa Clara #304, Arcadia (626) 263-5105

JP Crumrine, Neighbor

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor Berger, 2nd by Commissioner Leach

A vote of 5-0

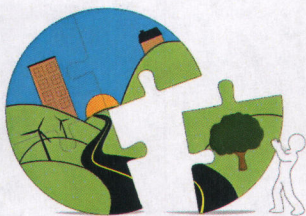
THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FOUND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED**; and,

TENTATIVELY APPROVED CHANGE OF ZONE NO. 7861.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Clerks Insignia



*Steve Weiss AICP
Planning Director*

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

To: Board of Supervisors

Date January 17, 2017

From: Dionne Harris, Project Planner, Planning Department

RE: Updated Description Information for Agenda Item 1.4 (Tentative Tract Map No. 32984 First Extension of Time)

To the Board of Supervisors,

Revision to Form 11, to change location the following statement pursuant to description:

FIRST EXTENSION OF TIME for **TENTATIVE TRACT MAP NO. 32984** - Applicant:

Sam Horsethif, LLC – First Supervisorial District - Alberhill Zoning Area - Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR), Very High Density Residential (CD: VHDR), and Commercial Retail (CD: CR) - Located: ~~Southerly of Rancho California Road, Northerly of Los Negales Road, Westerly of De Portola Road and Easterly of Anza Road~~ (Location: **Easterly Horsethief Canyon Road and Southerly De Palma Road.**) – 84.69 acres - Zoning: Specific Plan (SP#152) - APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivision to divide 31.0 gross acres into 85 single-family residential lots, with a minimum lot size of 5,000 square feet, a 1.2-acre recreation area, a 6.21-acre conservation area, and 5 open space lots. - REQUEST: **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 32984**, extending the expiration date to November 8, 2017.

All attachments within the Staff Report will be updated to reflect the revised change above.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

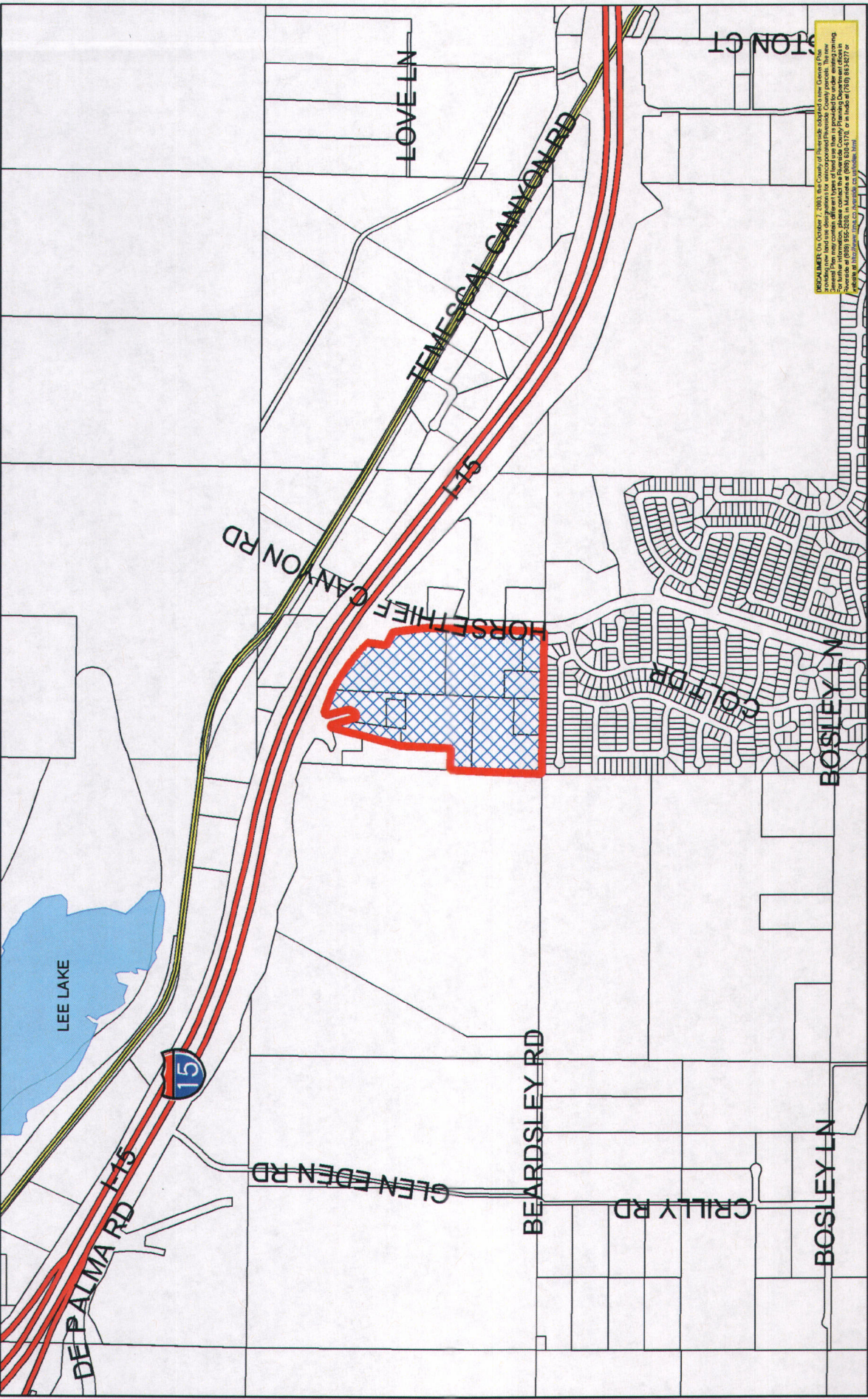
"Planning Our Future... Preserving Our Past"

1/17/2017
1.4

Supervisor Buster
 District 1
 DATE DRAWN: 10/26/06

TR32984
VICINITY MAP

Planner: Vanessa Ng
 Date: 11/01/06
 VICINITY MAP



REGULATIONS (by Ordinance 7-1988) which require that all parcels shown on this map be assessed for property taxes based on their actual use. This map is for informational purposes only and does not constitute an official record. For more information, please contact the Assessor's Office at (951) 952-5200. In Meridian, call (951) 952-5200 or in Irvine at (949) 853-8277 or (949) 853-8278.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone **Alberhill**
 Area: **T5SR5W**
 Section: **17**

ASSESSORS **391-09**
 BK. PG. **THOMAS**
835 B3
 BROS.PG

