



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 5, 2017**

1.0 CONSENT CALENDAR

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33898** – Applicant: Mohammad Kashani – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Southerly of Park Avenue, westerly of Hansen Avenue, easterly of Gibson Avenue, and northerly of Montgomery Avenue – 12.45 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: The land division hereby permitted is a Schedule B Subdivision of 12.45 acres into 19 residential lots with a minimum lot size of 20,000 sq. ft. and one (1) water quality basin lot – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33898, extending the expiration date to May 22, 2018. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. **APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33898**, extending the expiration date to May 22, 2018.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30993** – Applicant: K&A Engineering, Inc – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Santa Rosa Mine Road, southerly of Idaleona Drive, easterly of Gavilan Road and westerly of Piedras Road – Zoning: Residential Agricultural (R-A) (2 Acre Minimum) – Approved Project Description: Schedule “C” Subdivision proposal of 161 gross acres into 65 single family residential lots with a minimum lot size of two (2) gross acres as well as two (2) open space lots for the preservation of a natural watercourse onsite – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 30993, extending the expiration date to February 7, 2018. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org. **APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30993**, extending the expiration date to February 7, 2018.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31818** – Applicant: MPLC JBJ Ranch, LP – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Bosley Lane, north-westerly of Mountain Road, and easterly of Crilly Road – 160.0 Gross Acres – Zoning: Planned Residential (R-4) and Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: The land division hereby permitted is to divide the 160 (gross) acres into 311 residential lots, a 10.77-acre park site, a 1.06-acre community use lot (Lot #317), 22 open space lots (60.4 acres) including three (3) water quality basins and a graded swale (water quality best management practice) – **REQUEST:** First Extension of Time Request for **APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31818**, extending the expiration date to December 19, 2017.



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Tentative Tract Map No. 31818, extending the expiration date to December 19, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org

- 1.4 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33743** – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) and High Density Residential (CD-HDR) – Location: Northerly of Domenigoni Parkway easterly of Leon Road, and southerly of Olive Avenue – 5.61 Acres – Zoning: Specific Plan 293 Planning Areas 38A, 38B, and 39 (Winchester Hills) – Approved Project Description: Schedule A subdivision of 5.61 acres into one (1) lot for 57 condominium units and one (1) recreation area – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33743, extending the expiration to February 4, 2018. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org
- APPROVED SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33743**, extending the expiration date to February 4, 2018.
- 1.5 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32151** – Applicant: Rancon Sevilla 180, LLC c/o Danny Long – Third Supervisorial District – Rancho California Zoning Area: Southwest Area Plan: Community Development: Medium High Density Residential (CD-MHDR)(5-8 dwelling units per acre) and Open Space: Open Space - Conservation (OS-C) – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Hwy 79, and westerly of McColery Road – 42.81 acres – Zoning: SP Zone (SP #286) – Approved Project Description: Schedule “A” Subdivision to subdivide 42.81 acres into four (4) lots with 180 condominium units – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32151, extending the expiration date to March 13, 2018. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org
- APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32151**, extending the expiration date to March 13, 2018.
- 1.6 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32027** – Applicant: Martha Boone – Third Supervisorial District – Winchester – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Northerly of Craig Road, southerly of Holland Road, westerly of Holcomb Road, and easterly of Eucalyptus Road – 25.7 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision to subdivide 25.7 acres into 82 residential lots and four (4) open space lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32027, extending the expiration date to March 3, 2018.
- APPROVED SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32027**, extending the expiration date to March 3, 2018.



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Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org

- 1.7 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32817** – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) – Community Development: Medium High Density Residential (CD-MHDR) – Community Development: Commercial Retail (CD-CR) – Open Space: Recreational (OS-R) – Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and southerly of Olive Avenue – 35.74 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32817, extending the expiration date to February 8, 2018. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org
- APPROVED SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32817**, extending the expiration date to February 8, 2018.
- 1.8 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808** – Applicant: Rancon Group/Will Stout – Third Supervisorial District – Winchester Zoning Area – Harvest/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Eucalyptus Road, southerly of Olive Avenue, easterly of Leon Road, and westerly of Beeler Road – 128 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 128 acres into 346 single family residential lots, eight (8) open space lots and one (1) park for Planning Areas 28A and 28B of Specific Plan (SP) 293 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30808, extending the expiration date to September 22, 2016. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org
- APPROVED SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808**, extending the expiration date to September 22, 2016.
- 1.9 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808** – Applicant: Rancon Group/Will Stout – Third Supervisorial District – Winchester Zoning Area – Harvest/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Eucalyptus Road, southerly of Olive Avenue, easterly of Leon Road, and westerly of Beeler Road – 128 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 128 acres into 346 single family residential lots, eight (8) open space lots and one (1) park for Planning
- APPROVED THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808**, extending the expiration date to September 22, 2017.



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Areas 28A and 28B of Specific Plan (SP) 293 – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30808, extending the expiration date to September 22, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org

- 1.10 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671** – Applicant: Rancon Winchester Valley 85 – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail Medium Density Residential, and Medium High Density Residential (CD-CR, MDR, MHDR) (0.20 – 0.35 FAR, 2-5 D.U./Ac, 5-8 D.U./Ac) – Location: Southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Road – 18.37 Acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) – Approved Project Description: Schedule “E” Commercial Subdivision of 18.37 acres into nine (9) commercial parcels – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org
- APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671**, extending the expiration date to April 28, 2017.
- 1.11 SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671** – Applicant: Rancon Winchester Valley 85 – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail, Medium Density Residential, and Medium High Density Residential (CD-CR, MDR, MHDR) (0.20 – 0.35 FAR, 2-5 D.U./Ac, 5-8 D.U./Ac) – Location: Southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Road – 18.37 Acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) – Approved Project Description: Schedule “E” Commercial Subdivision of 18.37 acres into nine (9) commercial parcels – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2018. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org
- APPROVED SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671**, extending the expiration date to April 28, 2018.
- 1.12 PLOT PLAN NO. 26076 – RECEIVE and FILE** – Applicant: SBA Steel LLC, c/o Diane Borchardt – Engineer/Representative: W-T Communication Design Group c/o Andrea Urbas – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development – Commercial Retail (CD- CR) (0.20-0.35 FAR) – Location: Southerly of Grand Avenue, easterly of Maiden Lane, and westerly of Blackwell Boulevard – 1.15 Acres – Zoning: General Commercial (C-
- PLOT PLAN NO. 26076 – RECEIVE and FILE.**



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1/C-P) – **REQUEST:** Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned wireless communication facility which consists of a 62-foot-high tower, disguised as a pine tree with 12 antennas, 12 Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room and the replacement of two (2) existing A/C units with two (2) new A/C units inside the existing abandoned 480 sq. ft. lease area. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 7908 and PLOT PLAN NO. 26008 – Exempt from the California Environmental Quality Act (CEQA), Section 15301 (Existing Facilities) – Owner: Matta A. Ibrahim – Representative: Tindall Engineering, Inc. – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Conard Street, southerly of Chris Court, easterly of 8th Street, and westerly of Highway 74 – 0.86 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** A Change of Zone (CZ07908) to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP) and a Plot Plan (PP26008) to extend the entitlement of an existing vehicle rental and repair facility (Lakeside Car Rental & Repair), on one (1) parcel, totaling 0.86 gross acres. Project Planner: John Earle Hildebrand III at (951) 955-1888 or email at jhildebr@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 3-0

The Planning Commission Recommends the Board of Supervisors take the following actions:

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

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7908; and

APPROVE PLOT PLAN NO. 26008.

4.2 CONDITIONAL USE PERMIT NO. 3755 – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Roger and Sharon Paquette – Engineer/Representative: Brian Paquette – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) (0.25 to 0.60 FAR) and Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Zoning: Manufacturing: Service Commercial (M-SC) – Location: Southerly of Grand Avenue, westerly of Lucerne Street, northerly of Brightman Avenue, and easterly of Turner

Planning Commission Action:

Public Comments: Closed

By a vote of 3-0

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

APPROVED CONDITIONAL USE PERMIT NO. 3755.



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Street – 2.95 Gross Acres – **REQUEST:** A Conditional Use Permit to re-establish an open air market (Lakeland Outdoor Market), on five (5) parcels, totaling 2.95 acres. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS