



## PLANNING COMMISSION HEARING REPORT OF ACTIONS MAY 17, 2017

### 1.0 CONSENT CALENDAR

- 1.1 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31243** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community Development: Low Density Residential (RC-LDR) Location: Northerly of Carpinus Drive and Martin Street and southerly of Springwood Lane – 94.4 acres – Zoning: Specific Plan (SP229A1) – Approved Project Description: Schedule “A” Subdivision of 94.4 acres into 192 lots with a minimum lot size of 12,000 sq. ft. **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31243, extending the expiration date to May 11, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 31243, extending the expiration date to May 11, 2017.
- 1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31243** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community Development: Low Density Residential (RC-LDR) Location: Northerly of Carpinus Drive and Martin Street and southerly of Springwood Lane – 94.4 acres – Zoning: Specific Plan (SP229A1) – Approved Project Description: Schedule “A” Subdivision of 94.4 acres into 192 lots with a minimum lot size of 12,000 sq. ft. **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31243, extending the expiration date to May 11, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31243, extending the expiration date to May 11, 2018.
- 1.3 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31244** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Cajalco Road, westerly of Alexander Street, and easterly of Carpinus Drive – 60.3 acres – Zoning: Specific Plan (SP 229) – Approved Project Description: Schedule “A” to subdivide 60.3 acres into 132 residential lots and six (6) open space lots (170,745 sq. ft. total) – 102 of the proposed residential lots will have a minimum lot size of 12,000 sq. ft., while lots no. 3, 4, 7 through 29, 35, 47 through 50, 74, 78 and 93 will have a minimum lot size of 15,000 sq. ft. The proposed project is within Planning Area 3 of Specific Plan No. 229, Amended No. 1 (Boulder Springs Specific Plan) and is identified as “Boulder Springs North” along with adjacent maps, TR31243 and TR31245. The project includes trails for both equestrian and community uses that will tie into neighboring tract maps to the north, east and west – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31244, extending the expiration date to May 11, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 31244, extending the expiration date to May 11, 2017.
- 1.4 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31244** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) Location: **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31244, extending the expiration date to May 11, 2018.



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Northerly of Cajalco Road, westerly of Alexander Street, and easterly of Carpinus Drive – 60.3 acres – Zoning: Specific Plan (SP 229) – Approved Project Description: Schedule “A” to subdivide 60.3 acres into 132 residential lots and 6 open space lots (170,745 SF total). 102 of the proposed residential lots will have a minimum lot size of 12,000 sq. ft., while lots no. 3, 4, 7 through 29, 35, 47 through 50, 74, 78 and 93 will have a minimum lot size of 15,000 sq. ft. The proposed project is within Planning Area 3 of Specific Plan No. 229, Amended No. 1 (Boulder Springs Specific Plan) and is identified as "Boulder Springs North" along with adjacent maps, TR31243 and TR31245. The project includes trails for both equestrian and community uses that will tie into neighboring tract maps to the north, east and west – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31244, extending the expiration date to May 11, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**1.5 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31245** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) Location: Northerly of Carpinus Drive and Martin Street, and southerly of Springwood Lane – 49.8 acres – Zoning: Specific Plan (SP229A1) – Approved Project Description: Schedule “A” to subdivide 49.8 acres into 82 residential lots with a minimum lot size of 20,000 sq. ft. The proposal also includes two (2) open space lots, 19,484 sq. ft. total in size – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31245, extending the expiration date to May 11, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** Second Extension of Time Request for Tentative Tract Map No. 31245, extending the expiration date to May 11, 2017.

**1.6 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31245** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) Location: Northerly of Carpinus Drive and Martin Street, and southerly of Springwood Lane – 49.8 acres – Zoning: Specific Plan (SP229A1) – Approved Project Description: Schedule “A” to subdivide 49.8 acres into 82 residential lots with a minimum lot size of 20,000 sq. ft. The proposal also includes two (2) open space lots, 19,484 sq. ft. total in size – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31245, extending the expiration date to May 11, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31245, extending the expiration date to May 11, 2018.

**1.7 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33977** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Perris Reservoir Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (MDR) (2-5 du/ac); Open Space: Open Space Conservation (OS-C) and Open Space Recreation (OS-R); and Rural Community: Rural Residential (RR) (5 acre minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 123.07 Gross Acres – Zoning: SP (McCanna

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 33977, extending the expiration date to March 27, 2018.



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Hills SP No. 246A1) – Approved Project Description: Schedule “A” Subdivision of 123.07 acres into 309 residential lots with a minimum lot size of 5,000 sq. ft. and 8 open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33977, extending the expiration date to March 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**1.8 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33020** – Applicant: Jonathan Skeith – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community – Low Density Residential (RC-LDR) – Location: Northerly of 10<sup>th</sup> Street, easterly of Lakeview Avenue, southerly of Mountain View Lane and Westerly of Yucca Avenue – 5.0 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of five acres into three one-acre minimum residential lots and three one-half acre minimum residential lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33020, extending the expiration date to May 25, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33020, extending the expiration date to May 25, 2018.

**1.9 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31554** – 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) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Lake Mathews Drive, southerly of Multiview Drive, easterly of Via Lago, and westerly of Gavilan Road – 880 Acres – Zoning: Specific Plan (SP308) – Approved Project Description: Schedule “B” to subdivide 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31554, extending the expiration date to March 23, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 31554, extending the expiration date to March 23, 2018.

**1.10 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31607** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Location: Southerly of Cajalco Road, northerly of Rider Road, and westerly of Starglow Drive – 56.5 Acres – Zoning: SP Zone – Approved Project Description: Schedule “B” tract map subdivision of 56.5 gross acres into 78 residential lots (with a minimum lot size of 20,000 sq. ft. net) and two (2) natural open space lots within Planning Area 9 for conservation. The proposal will include a trail system for equestrian, bike and pedestrian uses as part of a network of trails proposed for this map, TR31608, TR31609, TR31610, TR31611, and TR31612 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31607, extending the expiration date to

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 31607, extending the expiration date to January 9, 2018.



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January 9, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

- 1.11 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31608** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Location: Southerly of Cajalco Road, Westerly of Wood Drive, and Easterly of Dreamglo Lane – 44.8 Acres – Zoning: SP Zone – Approved Project Description: Schedule “B” subdivision of 44.8 acres into 68 residential lots (with a minimum lot size of 20,000 sq. ft. net) and one (1) natural open space lot within Planning Area 9 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31608, extending the expiration date to January 9, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** First Extension of Time Request for Tentative Tract Map No. 31608, extending the expiration date to January 9, 2018.
- 1.12 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31609** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Location: Southerly of Cajalco Road, westerly of Dreamglo Lane, and easterly of Wood Road – 47.3 Acres – Zoning: SP Zone – Approved Project Description: Schedule “B” subdivision of 47.3 acres into 72 residential lots (with a minimum lot size of 20,000 sq. ft. net) and one (1) natural open space lot – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31609, extending the expiration date to January 9, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** First Extension of Time Request for Tentative Tract Map No. 31609, extending the expiration date to January 9, 2018.
- 1.13 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31610** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Location: Southerly of Cajalco Road and westerly of Barton Street – 70.1 Acres – Zoning: SP Zone – Approved Project Description: Schedule “A” subdivision of 70.1 acres into 165 residential lots (with a minimum lot size of 12,000 sq. ft. net) and three (3) natural open space lots within Planning Area 9 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31610, extending the expiration date to January 9, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** First Extension of Time Request for Tentative Tract Map No. 31610, extending the expiration date to January 9, 2018.
- 1.14 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31611** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Open Space – Conservation (OS-C) – Location: Southerly of Cajalco Road and westerly of Barton Street – 98 Acres – Zoning: SP Zone – Approved Project Description: Schedule “A” subdivision of 98 acres into 186 residential lots (with a minimum lot size of 12,000 sq. ft. net) and seven (7) natural open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31611, extending the expiration date to January 9, 2018. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 31611, extending the expiration date to January 9, 2018.



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the expiration date to January 9, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

- 1.15 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31612** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Open Space – Conservation (OS-C) – Location: Southerly of Cajalco Road and westerly of Barton Street – 36.7 Acres – Zoning: SP Zone – Approved Project Description: Schedule “A” subdivision of 36.7 acres into 64 residential lots (with a minimum lot size of 12,000 sq. ft. net), a 9.7 acre park site, and two (2) natural open space lots within Planning areas 8, 9, and 12 of Specific Plan No. 229 Amendment 1 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31612, extending the expiration date to January 9, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** First Extension of Time Request for Tentative Tract Map No. 31612, extending the expiration date to January 9, 2018.
- 1.16 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34096** – 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 Nandina Avenue, westerly of Cyrus Lane, and easterly of Fairbreeze Court – 9.37 Gross Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule “B” Subdivision of 9.37 gross acres into nine (9) single family residential lots with a minimum lot size of one (1) gross acre – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34096, extending the expiration date to March 11, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** First Extension of Time Request for Tentative Tract Map No. 34096, extending the expiration date to March 11, 2018.
- 1.17 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35815** – Applicant: Frances E White – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (RM) (10 Acre Minimum) – Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Northwesterly corner of El Calamar Road and Carancho Road – 44.66 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – Approved Project Description: Schedule “D” Subdivision 44.66 acres into eight (8) residential parcels with a minimum parcel size of five (5) acres. A total of 10.8 acres will be held in conservation on proposed lots 1 through 5, and lot 8 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 35815, extending the expiration date to June 5, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** First Extension of Time Request for Tentative Tract Map No. 35815, extending the expiration date to June 5, 2018.
- 1.18 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30885** – Applicant: Sean Doyle – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Rural Community: Estate Density Residential – Location: Southerly of State Highway 79, westerly of the realignment of Anza Road, and **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 30885, extending the expiration date to June 2, 2017.



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northerly and southerly of Morgan Hill Drive – 162 Acres – Zoning: Specific Plan (SP313) – Approved Project Description: Schedule “A” Subdivision of 162 acres into 351 residential lots (5000, 8000, & 22,000 sq. ft. minimums), one (1) 5-acre park site, and eight (8) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30885, extending the expiration date to June 2, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**1.19 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30885** – Applicant: Sean Doyle – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Rural Community: Estate Density Residential – Location: Southerly of State Highway 79, westerly of the realignment of Anza Road, and northerly and southerly of Morgan Hill Drive – 162 Acres – Zoning: Specific Plan (SP313) – Approved Project Description: Schedule “A” Subdivision of 162 acres into 351 residential lots (5000, 8000, & 22,000 sq. ft. minimums), one (1) 5-acre park site, and eight (8) open space lots – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30885, extending the expiration date to June 2, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 30885, extending the expiration date to June 2, 2018.

**1.20 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30972** – Applicant: Lansing Stone Star, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) – Location: Southerly of State Highway 74, northerly and southerly of McLaughlin Road, easterly of Emperor Road and westerly of Sultanas Road – 72.1 Gross Acres – Zoning: Specific Plan No. 260 – Approved Project Description: Schedule “A” Subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq. ft., three (3) mini-park lots, one (1) water quality/detention basin lot, and four (4) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30972, extending the expiration date to May 11, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 30972, extending the expiration date to May 11, 2018.

**1.21 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892** – Applicant: Bluestone Communities – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) – Open Space – Conservation (OS-C) – Location: Southerly of Domenigoni Parkway and westerly of Indian Creek Trail – 241.8 Gross Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule “A” Subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and five (5) detention basins lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31892, extending the

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2017.



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expiration date to November 30, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

- 1.22 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892** – Applicant: Bluestone Communities – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) – Open Space: Conservation (OS-C) – Location: Southerly of Domenigoni Parkway and Westerly of Indian Creek Trail – 241.8 Gross Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule “A” Subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and five (5) detention basins lots – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2018.
- 1.23 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081** – Applicant: Phillip Rheingans – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive and easterly of Cornell Street – 6.41 Gross Acres – Zoning: One (1) Family Dwellings, 7,200 sq. ft. (R-1-10000) – Approved Project Description: Schedule “A” Subdivision of 6.41 acres into 16 residential lots with 10,000 sq. ft. minimum lot sizes – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2017.
- 1.24 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081** – Applicant: Phillip Rheingans – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive and easterly of Cornell Street – 6.41 Gross Acres – Zoning: One Family Dwellings, 7,200 sq. ft. (R-1-10000) – Approved Project Description: Schedule “A” Subdivision of 6.41 acres into 16 residential lots with 10,000 sq. ft. minimum lot sizes – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2018.
- 1.25 FIRST 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 Gross 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: **APPROVED** First Extension of Time Request for Tentative Tract Map No. 32594, extending the expiration date to May 8, 2018.



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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:** First Extension of Time Request for Tentative Tract Map No. 32594, extending the expiration date to May 8, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**1.26 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33145** – Applicant: Copper Skye, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 Dwelling Units Per Acre) – Low Density Residential (CD-LDR) (0.5 Acre Minimum) – Open Space: Conservation (OS-C) – Location: Southerly of Newport Road, easterly of Leon Road and northerly of Busby Road – 34.16 Gross Acres – Zoning: Specific Plan (SP 293, A-43) – Approved Project Description: Schedule "A" Subdivision of 34.16 acres into two (2) lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33145, extending the expiration date to July 20, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33145, extending the expiration date to July 20, 2018.

**1.27 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33700** – Applicant: Phil Rheingans – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Medium Density Residential (MDR) (2-5 DU/AC) – Location: Northerly of Simpson Road, southerly of Grand Avenue, westerly of Beeler Road, and easterly of Leon Road – 40.18 Gross Acres – Zoning: (A-1-10) – Approved Project Description: Schedule "A" Subdivision of 40.18 acres into 128 single family residential lots, two (2) open space lots for park and water quality uses totaling 3.5 acres, and two (2) open space lots for paseos – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to January 30, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to January 30, 2018.

**1.28 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29010** – Applicant: Lea M. Ward – Third Supervisorial District – Aguanga Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Open Space: Rural (OS-RUR) (20 Acre Minimum) – Location: Southerly of Highway 79 and easterly of Sage Road – 195.16 Gross Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "C" Subdivision of 195.16 gross acres into 32 residential lots with 2 acre minimum lot size, four (4) open space lots, three (3) water utility lots, and one (1) private road lot. 102.71 gross acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 29010,

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 29010, extending the expiration date to June 11, 2018.





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extending the expiration date to June 11, 2018. Project Planner:  
Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@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 **SURFACE MINING PERMIT NO. 129 REVISED PERMIT NO. 2, AMENDED NO. 2** – **Planning Commission Action:** Public Comments: Closed

– Intent to Adopt a Mitigated Negative Declaration – Applicant: Valley Rock & Sand, Inc. – Engineer/Representative: George Webber – Fourth Supervisorial District – Chuckwalla Area Zoning District – Eastern Coachella Valley Area Plan: Open Space: Open Space: Mineral Resources (OS-MIN) – Conservation Habitat (OS-CH) – Water (OS-W) – Location: Easterly of Buchanan Street and the Coachella Canal, northerly of 57<sup>th</sup> Avenue, and southerly of 54<sup>th</sup> Avenue – 615.4 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (M-R-A) – Watercourse, Watershed & Conservation Areas (W-1) – Natural Assets (N-A) – **REQUEST:** A 90-acre expansion of aggregate mining facility from currently 190 acres to 280 acres and extend the life of the project by 25 years (20 years excavation/5 years reclamation) to 2042 at an annual extraction rate of approximately 360,000 tons per year. Under the current operation there are 60 acres with a projected volume of 1.4 million tons. The additional 94 acres will provide a projected additional volume of 7.6 million tons. The current rate of production is 200,000 tons per year. The proposed revision will not increase the maximum permitted annual production, nor require additional processing equipment. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

By a vote of 5-0

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 42415; and,

**APPROVED** Surface Mining Permit No. 129, Revision No. 2.

#### 4.2 **CHANGE OF ZONE NO. 7804, TENTATIVE TRACT MAP NO. 36635, and TENTATIVE PARCEL MAP NO. 36895** – **Planning Commission Action:** Public Comments: Closed

– Intent to Adopt a Mitigated Negative Declaration – Applicant: Nuevo Meadows Land Co LLC – Engineer: United Engineering Group – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units) and Community Development: Public Facilities – Location: Northwesterly corner of San Jacinto Avenue and Pico Avenue – 80.1 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The Tentative Tract Map proposes a Schedule “A” Subdivision of 78.8 acres into 283 residential lots with a minimum lot size of 4,000 sq. ft. The tract map will also include four (4) lots for water quality basins, two (2) open space lots, and eight (8) lots intended for landscaped features. In addition, a Parcel Map application for a Schedule “H” Subdivision of 78.8 acres into three (3) parcels ranging from 20.03 acres to 29.01 acres. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).

By a vote of 4-0

Planning Staff Recommend the Following Actions to the Board of Supervisors:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 42614; and,

**TENTATIVELY APPROVED** Change of Zone No. 7804; and,

**APPROVED** Tentative Tract Map No. 36635; and,

**APPROVED** Tentative Parcel Map No. 36895.



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- 4.3 GENERAL PLAN AMENDMENT NO. 1176** – Exempt from the California Environmental Quality Act (CEQA) – Section 15061(b)(3) (General Rule) and 15301 (existing Facilities) – Sisters of the Company of Mary Our Lady – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2-acre minimum) – Location: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux – 17.07 acres – Zoning: Residential Agricultural (2.5 Acre Minimum) (R-A-2.5) – **REQUEST:** Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one (1) parcel, totaling 17.07 gross acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed
- By a vote of 5-0
- ADOPTED** Planning Commission Resolution No. 2017-002; and,
- Planning Staff Recommend the Following Actions to the Board of Supervisors:
- FIND** That the project is exempt from the California Environmental Quality Act (CEQA); and,
- TENTATIVELY APPROVE** General Plan Amendment No. 1176.
- 4.4 SPECIFIC PLAN NO. 312 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 1163, CHANGE OF ZONE NO. 7898, AND TENTATIVE TRACT MAP NO. 37053, ENVIRONMENTAL IMPACT REPORT NO. 551** – Intent to Certify an Environmental Impact Report – Applicant: Riverside Mitland 03, LLC – Representative: T&B Planning, Inc. – Engineer: Hunsaker & Associates, Inc. – Third Supervisorial District – French Valley Zoning District – Southwest Area Plan – Rural Community: Low Density Residential (RC-LDR) (for area to be added to the SP) – Rural Community: Medium Density Residential (RC-MDR) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural: Rural Residential (RR) as reflected in the Specific Plan – Location: Northwesterly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, and westerly of Leon Road – Zoning: Rural: Rural Residential (RR) (for area to be added to the SP), Open Area Combining Zone, Residential Developments (R-5), SP Zone (SP) as reflected in the Specific Plan – **REQUEST:** The Specific Plan Amendment proposes to modify the Specific Plan by increasing the acreage from 605.7 to 628.5 acres; increase the target residential unit count from 1,671 to 1,877, reconfigures the majority of the Planning Areas north of Baxter Road, relocates and expands the school site, increases the total recreational open space acreage north of Baxter road by 3.4 acres, and relocates and reduces the Public Park acreage from 6.4 to 5 acres. The General Plan Amendment proposes to incorporate an additional 22.8 acres into the Specific Plan boundaries and alter the land use designations of this additional 22.8 acre area and other areas in the northern portion of the Specific Plan as reflected in the Specific Plan Land Use Plan. Specifically for the 22.8 acre addition, the General Plan Amendment proposes to change the land use designation from Community Development: Low Density Residential (CD-LDR) to Community Development: Public Facilities (CD-PF) and Community Development: Medium Density Residential (CD-MDR). The Change of Zone proposes to (1) change the zoning classification of accessor parcel numbers (APNs) 480-010-019 and 480-010-022 from Rural Residential (R-R) to Specific Plan zone (SP 312); (2) change the zoning classification of APNs 480-670-031 and 480-660-016 from Open Area Combining Zone,
- Planning Commission Action:**  
Public Comments: Closed
- By a vote of 5-0
- ADOPTED** Planning Commission Resolution No. 2017-003; and,
- Planning Staff Recommend the Following Actions to the Board of Supervisors:
- TENTATIVELY CERTIFY** Environmental Impact Report No. 551; and,
- TENTATIVELY APPROVE** General Plan Amendment No. 1163; and,
- TENTATIVELY APPROVE** Amendment No. 2 to Specific Plan No. 312; and,
- TENTATIVELY APPROVE** Change of Zone No. 7898; and,
- APPROVE** Tentative Tract Map No 37053, as modified at hearing.



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Residential Developments (R-5) to Specific Plan zone (SP 312); and (3) modify the permitted uses and development standards within the Specific Plan zoning ordinance for all Planning Areas located within the boundaries of the French Valley Specific Plan No. 312, including the 22.8 acres proposed to be added to the Specific Plan to be consistent with the 2<sup>nd</sup> Amendment to Specific Plan No. 312. The Tentative Tract Map is a Schedule "A" Subdivision of 628.5 acres into 753 residential units, 117.7 acres of recreation, water quality basis and drainage, conservation, and one school in two phases. The Environmental Impact Report studies the impacts of the project. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

- 4.5 ORDINANCE NO. 348.4856** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348. 4856 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, that amends Section 18.50 related to metal shipping containers in the County's unincorporated area. The amendment makes modifications to the development standards related to the placement of metal shipping containers including lot size minimums, maximum container size, setback requirements, color and screening for the metal shipping containers. The amendment also requires a plot plan for the placement of shipping containers on parcels less than five gross acres in the C/V, WC-W, WC-WE, WC-E, and WC-R zones. Additionally, the amendment includes the Light Agriculture (A-1) Zone as an exception to the Section 18.50 requirements. Project Planner: Wendell Bugtai at (951) 955-2459 or email at [wbugtai@rivco.org](mailto:wbugtai@rivco.org).

**Planning Commission Action:**  
Public Comments: Closed

By a vote of 5-0

**CONTINUED** to June 21, 2017.

**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**