



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 6, 2016**

1.0 CONSENT CALENDAR

1.1 SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32477 –

A vote of 5-0

Applicant: Bridgewalk 64, LLC – 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 Ave, southerly of Rabbit Scramble Trail, and easterly of Washington St. – 39.83 Acres – Zoning: Residential Agricultural - 30,000 sq. ft. Minimum (R-A-30000), Residential Agricultural - 1 Acre Minimum (R-A-1), and Open Area Combing Zone-Residential Developments (R-5) – Approved Project Description: Schedule A subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 sq. ft. and three open space lots including a detention basin and arroyos - **REQUEST: SECOND EXTENSION OF TIME TO JUNE 28, 2017.** Project Planner: Tim Wheeler at 951-955-6060 or at twheeler@rctlma.org.

APPROVED SECOND EXTENSION OF TIME TO JUNE 28, 2017.

1.2 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30322 –

A vote of 5-0

Applicant: SR Conestoga, LLC c/o Jim Lytle – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) – Location: westerly of Adams Street, easterly of Beeler Road, southerly of Olive Avenue and northerly of Domenigoni Parkway – 64.82 Gross acres – Zoning: Specific Plan (SP-Zone) – APPROVED PROJECT DESCRIPTION: Schedule A – to develop 272 residential lots on 64.82 gross acres; consisting of 141 lots on 30.28 gross acres in Planning Area [PA] 29 and 131 lots on 32.71 gross acres in PA 34. **REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30322,** extending the expiration date to April 13th, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

APPROVED THIRD EXTENSION OF TIME TO APRIL 13, 2017.

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- 1.3 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31008** – A vote of 5-0
Applicant: Sun Holland LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac) – Location: Northerly of Craig Rd., westerly of Eucalyptus Rd., and southerly of Holland Rd. – 160 Acres – Zoning: One-Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 160 acres into 366 residential lots with a 7,200 sq. ft. minimum, a 5.3 acre park site, and 29.33 acres of open space/drainage lots – **REQUEST: EXTENSION OF TIME to APRIL 13, 2017 for TENTATIVE TRACT MAP No. 31008** – Third Extension, Project Planner Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.
APPROVED THIRD EXTENSION OF TIME TO APRIL 13, 2017.
- 1.4 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32394R1** – A vote of 5-0
Applicant: Trip Hord Associates – Third Supervisorial District – Winchester Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (3-5 D.U./Ac.) – Location: Northerly of Simpson Road, southerly of Grand Avenue, and westerly of Beeler Road – 39.83 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 39.83 acres into 166 residential lots, two water quality basins, and one flood channel. – **REQUEST: EXTENSION OF TIME TO AUGUST 29, 2017 - FIRST EXTENSION.** Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
APPROVED FIRST EXTENSION OF TIME TO AUGUST 29, 2017.
- 1.5 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 35496** – A vote of 5-0
Applicant: Mike Naggar - Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC: RC-LDR) – Location: Southerly of 12th St., easterly of Y Ave., northerly of Apricot Ave. – 19.54 Acres –
APPROVED FIRST EXTENSION OF TIME TO MAY 13, 2017.

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Zoning: Residential Agricultural (R-A) –
APPROVED PROJECT DESCRIPTION: Schedule
B subdivision of 19.54 acres into 25 residential
lots with a minimum lot size of half acre and
one (1) 2.3 acres remainder lot. - **REQUEST:
EXTENSION OF TIME to MAY 13, 2017** –
First Extension. Project Planner: Tim Wheeler
at 951-955-6060 or email
twheeler@rctlma.org.

- 1.6 THIRD EXTENSION OF TIME** for
TENTATIVE TRACT MAP NO. 31199 –
Applicant: Stephen Macie – First Supervisorial
District – Lake Mathews Zoning District – Lake
Mathews/Woodcrest Area Plan: Community
Development: Low Density Residential (CD:
LDR) – Location: Easterly of La Sierra Avenue,
northerly of Orchard View Lane and southerly
of McAllister Pkwy – 8.8 Acres – Zoning:
Residential Agricultural (R-A) – Approved
Project Description: Schedule B subdivision of
8.8 acres into 15 single-family lots. –
**REQUEST: THIRD EXTENSION OF TIME
OF TENTATIVE TRACT MAP NO. 31199,**
extending the expiration date to January 5,
2017. Project Planner: Tim Wheeler at 951-
955-6060 or email at twheeler@rctlma.org.

A vote of 5-0

**APPROVED THIRD EXTENSION OF TIME
TO JANUARY 5, 2017.**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 GENERAL PLAN AMENDMENT NO. 1156**
(County-initiated) – Intent to Adopt a
Mitigated Negative Declaration – First
Supervisorial District – Area Plan: Elsinore
Area Plan – Location: Generally located along
Grand Avenue, between Lake Elsinore on the
east, the Cleveland National Forest on the
west, Corydon Road on the south, and Bonnie
Lea Drive on the north – Project size: 2,626
acres and includes portions of the community

Planning Commission Action:

Public Comments: Open
By a vote of 5-0,

CONTINUED TO JULY 20, 2016.

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of Lakeland Village. **REQUEST:** A General Plan Amendment to replace the existing Elsinore Environs Policy Area and establish the Lakeland Village Policy Area ("LVPA") within the Elsinore Area Plan ("ELAP"), for the purpose of guiding future development in the Lakeland Gateway Community area. In addition, this General Plan Amendment includes minor consistency changes to the ELAP Land Use and Circulation sections, as well as the Riverside County General Plan Land Use and Circulation Elements, and Appendix E. Land Use changes include adding the new Policy Area extent and showing the underlying land uses. Circulation changes include showing the widening of Brightman Road, extension of Union Avenue, and the addition of trails through the LVPA. Appendix E will be modified to show related build-out assumptions. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

**STAFF RECOMMENDS CONTINUANCE TO
JULY 20, 2016**

5.0 WORKSHOP

5.1 NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS