



PLANNING COMMISSION HEARING REPORT OF ACTIONS SEPTEMBER 6, 2017

1.0 CONSENT CALENDAR

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32885** – Applicant: BBG KRG, Inc. – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Community Center (CD-CC) (5-40 DU/AC) (0.10-0.3 FAR) – Location: Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road – 477.45 Gross Acres – Zoning: Specific Plan (SP353) – Approved Project Description: Schedule “E” Subdivision of 477.45 acres into 19 developable projects – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 32885, extending the expiration date to June 22, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 32885, extending the expiration date to June 22, 2018.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29762** – Applicant: Dickinson Investment, LP – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Rural: Rural Mountainous (R-RM) (10 Acres Minimum) – Location: Northerly of Butterfly Drive and easterly of Basil Lane – 39.23 Gross Acres – Zoning: Controlled Development (W-2) – Approved Project Description: Schedule “B” Subdivision of 39.23 acres into 21 residential lots, with 19, 0.5 acre minimum lot in the areas designated as Rural Community – Low Density Residential (RC-LDR), and with 2, 10 acre minimum lot in the areas designated Rural: Rural Mountainous (R-RM) – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 29762, extending the expiration date to June 11, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 29762, extending the expiration date to June 11, 2018.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33180** – Applicant: Dale Thomas Upton – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Central Avenue, easterly of Ramona Avenue, southerly of Nuevo Road, and westerly of Rosary Avenue – 5.11 Gross Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of 5.11 gross acres into eight (8) residential lots with a minimum lot size of 20,000 net sq. ft. – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33180, extending the expiration date to November 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 33180, extending the expiration date to November 27, 2018.
- 1.4 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35408** – Applicant: MMR & Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Avenue 55, southerly of Avenue 54, easterly of Harrison Street, and westerly of Shady Lane – 20 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – Approved Project Description: Schedule “E” Subdivision of 20 acres into 14 industrial lots with parcel sizes ranging from 1.2 gross acres to 2.2 gross acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 35408, extending the expiration date to June 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 35408, extending the expiration date to June 27, 2018.
- 1.5 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32989** – Applicant: Highgrove Property Owner, LLC – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Mount Vernon and northerly of Center Street – 10.04 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 10.04 acres into 27 single family residential lots and two (2) open space lots for a paseo connection and water detention – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32989, extending the expiration date to June 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32989, extending the expiration date to June 27, 2018.
- 1.6 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29098** – Applicant: WSI Holdings, LLC c/o Mike Byer – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 ac min.) – Rural Community: Very Low Density Residential (RC-VLDR) (1 ac min.) – Rural Community: Low Density Residential **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 29098, extending the expiration date to October 17, 2018.



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(RC-LDR) (1/2 ac min.) – Location: Northerly of Keller Road, southerly of Via Las Rosas, easterly of Leon Road, westerly of Kooden Road – 81.4 Acres – Zoning: Residential Agricultural (R-A) – Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule “B” Subdivision of 81.4 acres into 39 residential lots with a minimum lot size of 20,000 sq. ft., four (4) open space lots, one (1) 1.3-acre detention basin, and one (1) 34.4 acre MSHCP conservation area – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 29098, extending the expiration date to October 17, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

- 1.7 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32585** – Applicant: Sunwoon Lakeview LLC c/o Dana Kuhn – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southwesterly of Grand Avenue, southeasterly of Dreycott Way, and northwesterly of Jamieson Street – 46.7 Acres – Zoning: One-Family Dwellings (R-1) – General Residential (R-3) – Approved Project Description: Schedule “A” Subdivision of 46.7-gross acres into 138 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7-gross acre park site, a 30,927 sq. ft. pocket park site, a 0.38 acre water quality basin, and three (3) Open Space lots. The proposed subdivision is to be developed in three (3) phases – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32585 extending the expiration date to October 17, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32585 extending the expiration date to October 17, 2018.
- 1.8 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30806** – Applicant: SR Conestoga c/o Jim Lytle – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac), Medium High Density Residential (CD: MHDR) (5-8 du/ac) – Location: Northerly of Norma Way, southerly of Domenigoni Parkway, and easterly of Leon Road – 84.3 Acres – Zoning: Specific Plan No. 293, Planning Area 46 (S-P) – Approved Project Description: Schedule “A” Subdivision of 84.3 acres into 192 residential lots and seven (7) open space lots – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30806, extending the expiration date to September 22, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 30806, extending the expiration date to September 22, 2018.
- 1.9 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29327** – Applicant: Psomas c/o Jason Holt – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of US Highway 74, southerly of Watson Road, easterly of Pierson Road, and westerly of Leon Road – 21.1 Acres – Zoning: Specific Plan No. 260 – Approved Project Description: Subdivision of 21.1 Gross Acres into 78 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 29327, extending the expiration date to April 4, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 29327, extending the expiration date to April 4, 2018.
- 1.10 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31820** – Applicant: Peter Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) Location: Northerly of Anna Lyn Lane, easterly of Branson Lane, southerly of Western View Drive, and westerly of Leon Road – 4.92 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Subdivide 4.92 acres into 17 single family residential lots and one (1) open space lot for water quality – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31820, extending the expiration date to May 2, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 31820, extending the expiration date to May 2, 2018.
- 1.11 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29328** – Applicant: Romoland Watson 206, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Community Development: Business Park (CD-BP) (0.25-0.60 FAR) – Location: Northerly of US Highway 74, southerly of Triple Crown Road, easterly of Pierson Road, westerly of Leon Road – 19.32 Acres – Zoning: Specific Plan No. 260 (Menifee North) – Approved Project Description: Subdivide 19.32 net acres into 74 single **APPROVED** First Extension of Time Request for Tentative Tract Map No. 29328, extending the expiration date to July 11, 2018.



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family residential lots with a minimum lot size of 7,200 sq. ft. and one (1) detention basin. The project also includes a 12-foot wide community trail located within the State Highway 74 right-of-way – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 29328, extending the expiration date to July 11, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

- 1.12 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32819** – Applicant: Steve Converse, AIA – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture (AG) (10 ac min.) – Location: Southeasterly of Rancho California Road, easterly of Via Del Ponte, southerly of Monte De Oro Road – 84.69 Acres – Zoning: Citrus/Vinyard (C/V) – Wine Country – Winery (WC-W) – Approved Project Description: Schedule “D” Subdivision of 84.69 gross acres into 12 clustered residential lots with a 1.5 acre minimum. Additionally, the project proposes one 20.06-acre commercial winery lot, and three (3) production lots totaling 31.56 gross acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32819, extending the expiration date to January 30, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 32819, extending the expiration date to January 30, 2018.
- 1.13 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32394** – Applicant: Trip Hord Associates c/o Trip Hord – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Simpson Road, southerly of BNSF Railroad, easterly of Fressia Drive, and westerly of Beeler Road – 39.83 Acres – Zoning: Planned Residential (R-4) – Approved Project Description: Schedule “A” Subdivision of 39.83 acres into 166 residential lots, removing the previous requirement on TR32394 to participate in a Community Facilities Districts (CFD), adding two (2) basins, and adding additional drainage/open space features on-site and offsite – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32394, extending the expiration date to August 29, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32394, extending the expiration date to August 29, 2018.
- 1.14 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30760** – Applicant: Peter Pitassi – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Beardsley Road, southerly of De Palma Road, easterly of Glen Eden Road, and westerly of Horsethief Canyon Road – 148.3 Acres – Zoning: Planned Residential (R-4) – Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule “A” Subdivide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 sq. ft., three (3) MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293), four (4) open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294), a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295), a 5.71 acre park (Lot 292), a 0.34 acre detention basin (Lot 290), and a 10 to 14 foot wide trail – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30760, extending the expiration date to September 14, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 30760, extending the expiration date to September 14, 2018.
- 1.15 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33530** – Applicant: MIG, Inc. c/o Dierdre McCollister – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) (0.25 – 0.60 FAR) – Location: Northerly of Nuevo Road, southerly of Orange Avenue, easterly of Webster Avenue, and westerly of Interstate 215 (I-215) – 63.49 Acres – Zoning: Industrial Park (I-P) – Approved Project Description: Schedule “E” Subdivision of 63.49 gross acres into 24 industrial parcels with a minimum lot size of 0.80 gross acres, and two (2) treatment basins within lots four (4) and 24 – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 33530, extending the expiration date to June 19, 2018. Continued from August 16, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **CONTINUED** to September 20, 2017.
- 1.16 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33225** – Applicant: City Development, Inc. c/o Clark L. Ballantyne – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of BNSF Railroad, southerly of Grand Avenue, and westerly of Von Euw Drive – 4.82 Acres – Zoning: One-Family Dwellings (R-1) – **APPROVED** First Extension of Time Request for Tentative Tract Map No. 33225, extending the expiration date to August 29, 2017.



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Approved Project Description: Schedule "A" Subdivision of 4.82 acres into 14 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33225, extending the expiration date to August 29, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.17 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33225 – Applicant: City Development, Inc. c/o Clark L. Ballantyne – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of BNSF Railroad, southerly of Grand Avenue, and westerly of Von Euw Drive – 4.82 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" Subdivision of 4.82 acres into 14 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33225, extending the expiration date to August 29, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.18 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36417 – Applicant: Robert Love – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Location: Southerly of Olive Avenue and westerly of Leon Road – 51.43 Gross Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule "A" Subdivision of 51.43 gross acres into 228 residential lots with a minimum lot size of 5,000 sq. ft. and six (6) open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36417, extending the expiration date to August 5, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

1.19 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36357 – Applicant: Coachella Valley Housing Coalition c/o Mary Ann Ybarra – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Community Development: High Density Residential (CD-HDR) (8-14 du/ac) – Location: Northerly of 64th Avenue, southerly of 63rd Avenue, and easterly of Lincoln Street – 20 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "H" Subdivision of 20 acres into two (2) 10 acre parcels with one (1) lot containing an existing mobilehome park and one (1) lot proposed for multiple family residential units – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36357, extending the expiration date to August 16, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.20 SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36357 – Applicant: Coachella Valley Housing Coalition c/o Mary Ann Ybarra – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Community Development High Density Residential (CD-HDR) (8-14 du/ac) – Location: Northerly of 64th Avenue, southerly of 63rd Avenue, and easterly of Lincoln Street – 20 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "H" Subdivision of 20 acres into two (2) 10 acre parcels with one (1) lot containing an existing mobilehome park, and one (1) lot proposed for multiple family residential units – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 36357, extending the expiration date to August 16, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS **NONE**

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 PUBLIC USE PERMIT NO. 931 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Lois Hastings – Representative: PlaceWorks – Third Supervisorial District – Southwest Area Plan – Rural: Rural Residential (R-RR) (5 acre min.) – Highway 79 Policy Area – Rancho California Zoning Area – Zoning: Rural Residential (R-R) – Location: Northwesterly of Highway 79, easterly of Pourroy Road, and southerly of Keller Road – **REQUEST:** Public

APPROVED Second Extension of Time Request for Tentative Tract Map No. 33225, extending the expiration date to August 29, 2018.

APPROVED First Extension of Time Request for Tentative Tract Map No. 36417, extending the expiration date to August 5, 2018.

APPROVED First Extension of Time Request for Tentative Parcel Map No. 36357, extending the expiration date to August 16, 2017.

APPROVED Second Extension of Time Request for Tentative Parcel Map No. 36357, extending the expiration date to August 16, 2018.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED a Negative Declaration for Environmental Assessment No. 42963; and,



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Use Permit No. 931 proposes to construct and operate a charter school serving 600 students for kindergarten through 8th grade. Total building area is approximately 45,000 sq. ft. The existing residential structures on the property will remain. Continued from August 2, 2017. Project Planner: Larry Ross at (951) 955-9294 or email at lross@rivco.org.

APPROVED Public Use Permit No. 931.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 1218 (Entitlement/Policy Amendment) – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Unincorporated areas of Riverside County – **REQUEST:** The 2017 Mid-Cycle Housing Element Update (General Plan Amendment No. 1218) includes limited changes to the 2013-2021 Housing Element adopted on December 6, 2016. Because the 2013-2021 Housing Element is essentially current, the focus of the 2017 Mid-Cycle Housing Element Update (“Update” or “GPA No. 1218”) is on providing current information and data in the Housing Element tables where such is available, and in the accompanying text, as needed, including a status update of implementing the Eight Year Action Plan. No land use, program, or housing needs strategy changes are being considered at this time within the context of this limited scope. Project Planners: Peter Hersh at (951) 955-8514 or email at PHersh@rivco.org, or Robert Flores at (951) 955-1195 or at email RFlores@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

CONTINUED to September 20, 2017.

4.2 GENERAL PLAN AMENDMENT NO. 720, GENERAL PLAN AMENDMENT NO. 721, SPECIFIC PLAN NO. 342, CHANGE OF ZONE NO. 7055, DEVELOPMENT AGREEMENT NO. 73 – Applicant: Nuevo Development Corp. – Representative: Albert A. Webb Associates – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – Lakeview Zoning District – Lakeview/Nuevo Area Plan – Rural: Rural Mountainous (R-RM) – Rural: Rural Residential (R-RR) – Rural Community: Very Low Density Residential (RC-VLDR) – Agriculture (AG) – Open Space: Conservation (OS-C) – Community Development: Very Low Density Residential (CD-VLDR) – Community Development: Low Density Residential (CD-LDR) – Community Development: Commercial Retail (CD-CR) – Community Development: Light Industrial (CD-LI) – Community Development: Highest Density Residential (CD-HHDR) – Location: either side of Ramona Expressway, generally easterly of Martin Street, westerly of Princess Ann Road, southerly of Marvin Road, and generally northerly of Brown Avenue – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – Heavy Agriculture, 10-acre minimum (A-2-10) – Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S) – Rural Commercial (C-R) – Manufacturing – Service Commercial (M-SC) – Residential Agricultural (R-A) – Residential Agricultural, 1-acre minimum (R-A-1) – Residential Agricultural, 10-acre minimum (R-A-10) – Residential Agricultural, 2 ½-acre minimum (R-A-2½) – Rural Residential (R-R) – One-Family Dwellings (R-1) – Highest Density Residential (R-7) – Natural Assets, 640-acre minimum lot size (N-A-640) – **REQUEST:** Specific Plan No. 342, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres. General Plan Amendment No. 720 includes the following components: (1) a General Plan Technical Amendment; (2) General Plan Entitlement/Policy Amendment; (3) General Plan Foundation Component Amendment – Extraordinary; and (4) Agriculture Foundation Component Amendment. The Technical Amendment is needed to rectify errors related to mapping which resulted in inaccuracies related to areas within the Lakeview Mountains and those in the lowlands to reflect the actual topography for the area. The Entitlement/Policy Amendment proposes to change the underlying land use designations in the Lakeview/Nuevo Area Plan from Rural Mountainous, Rural Residential, Rural Community: Very Low Density Residential Agriculture, Open Space: Conservation, Very Low Density Residential, Low Density Residential, Commercial Retail, Light Industrial, and Highest Density Residential to those land use designations reflected in the Specific Plan land use plan. The Foundation Component Amendment – Extraordinary proposes to change the underlying Foundations from Rural, Rural Community, and Open Space to Community Development. The Agriculture Foundation Component Amendment proposes to change the underlying Foundation of Agriculture to Community Development. General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The project will include upgrading and downgrading numerous existing and proposed roadway classifications and trails shown on the current circulation element plan for the Lakeview/Nuevo Area Plan to

Planning Commission Action:

Public Comments: Open
By a vote of 4-0

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match the circulation plan as proposed by the Specific Plan. Change of Zone No. 7055 proposes to change the zoning classification of the subject site from a mix of Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2 ½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640) to Specific Plan (SP) and adopt the associated Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. Development Agreement No. 73 proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview. The Development Agreement has a term of 30 years and will grant the developer vesting rights to develop the Project in accordance with the terms of the agreement. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@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