



PLANNING COMMISSION HEARING REPORT OF ACTIONS APRIL 18, 2018

1.0 CONSENT CALENDAR

- 1.1 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32816** – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 du/ac) – Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and southerly of Olive Avenue – 13.34 Acres – Zoning: General Residential (R-3) – Approved Project Description: Schedule “A” subdivision of 13.34 acres into 84 multi-family residential lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32816, extending the expiration date to April 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32816, extending the expiration date to April 11, 2021.
- 1.2 **THIRD 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:** Third Extension of Time Request for Tentative Tract Map No. 32817, extending the expiration date to February 8, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32817, extending the expiration date to February 8, 2021.
- 1.3 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32818** – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 du/ac) – Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and southerly of Olive Avenue – 24.84 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” subdivision of 24.84 acres into 252 condominium units within 84 individual buildings – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32818, extending the expiration date to March 1, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32818, extending the expiration date to March 1, 2021.
- 1.4 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32485** – Applicant: Vista Hills 14, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Mayberry Avenue, southerly of Acacia Avenue, easterly of Soboba Avenue, and westerly of Lake Street – 4.76 Acres – Zoning: One Family Dwelling (R-1) – Approved Project Description: Schedule “A” Subdivision of 4.76 acres into 17 single-family residential units with 7,200 sq. ft. minimum lot sizes and one (1) open space lot used as a detention basin – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32485, extending the expiration date to March 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 32485, extending the expiration date to March 30, 2021.



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- 1.5 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32272** – Applicant: Vir Prabhu Dhalla – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Thompson Road, easterly of Washington Street, and southerly of Yates Road – 12 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” – subdivision of 12 acres into 42 single-family dwelling units with 7,200 sq. ft. minimum lot sizes and one (1) detention basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32272, extending the expiration date to May 23, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32272, extending the expiration date to May 23, 2021.
- 1.6 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34477** – Applicant: Jorge H. Orozco-Sanchez – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Recreation (OS-R) – Location: Southerly of Soft Winds Drive and easterly of Retreat Parkway – 6.75 Acres – Zoning: SP (Specific Plan No. 317, Planning Area Nos. 11 and 12) – Approved Project Description: Proposes a Schedule “A” subdivision of 6.75 gross acres into five (5) residential lots, with a minimum lot size of 7,200 sq. ft., a 0.36-acre tot lot, and three (3) open space lots. Under proposed Specific Plan No. 317, Amendment No. 1, the proposed project will be located within proposed Planning Areas 12 and 14 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34477, extending the expiration date to January 9, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 34477, extending the expiration date to January 9, 2021.
- 1.7 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29322** – Applicant: Brian Hardy – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Business Park (CD-BP) (0.25-0.60 FAR) – Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Location: Southerly of Alicante Drive, easterly of Trumble Road, northerly of Grand Avenue, and westerly of Juniper Flats Road – 43.4 Acres – Zoning: Specific Plan (SP No. 260) – Approved Project Description: Schedule “A” subdivision of 43.4 acres into 202 single family residential lots with a minimum lot size of 6,000 sq. ft. and four (4) open space lots for water detention/quality purposes, a 14 foot wide regional trail, and expanded exterior parkway landscaping within proposed planning areas 26 and 28 in the Specific Plan No. 260 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 29322, extending the expiration date to April 3, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 29322, extending the expiration date to April 3, 2021.
- 1.8 **THIRD 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) – 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:** Third Extension of Time Request for Tentative Tract Map No. 33743, extending the expiration date to February 4, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33743, extending the expiration date to February 4, 2021.



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- 1.9 FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31008** – Applicant: Sun Holland, LLC – 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 Craig Road, westerly of Eucalyptus Road, and southerly of Holland Road – 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:** Fifth Extension of Time Request for Tentative Tract Map No. 31008, extending the expiration date to April 13, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fifth Extension of Time Request for Tentative Tract Map No. 31008, extending the expiration date to April 13, 2020.
- 1.10 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36599** – Applicant: Brown Brothers c/o Mike Brown – Third Supervisorial District – Rancho California Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Rural Mountainous (R-RM) (10 acre min.) – Location: South of Via Carmelo, easterly of Cordova, westerly of Exa Ely Road, and northerly of Rope Road – 78.75 Acres – Zoning: Residential Agriculture – 5 Acre Min. (R-A-5) – Approved Project Description: Schedule ‘D’ subdivision of 78.75 acres of land into 15 lots with a minimum lot size of five (5) acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36599, extending the expiration date to March 24, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 36599, extending the expiration date to March 24, 2021.
- 1.11 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32027** – Applicant: Omni Financial, LLC – 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 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 of 25.7 acres into 82 residential lots, and four (4) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32027, extending the expiration date to March 3, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32027, extending the expiration date to March 3, 2021.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**
- NONE**
- 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**
- 3.1 SURFACE MINING PERMIT NO. 152, REVISION NO. 2 – Intent to Consider an Addendum to a Mitigated Negative Declaration** – EA42940 – Applicant: Hanson Aggregates, LLC – Second Supervisorial District – El Cerrito Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral (OS-MIN) – Location: Northerly of Cajalco Road, southerly of Highway 91, easterly of Interstate 15, and westerly of Eagle Canyon Road – 128 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (M-R-A) – **REQUEST:** This Amended Surface Mining Permit proposes to set the hours of operation of mining activities greater than 300 feet inside the property boundary to 24 hours per day, 7 days a week, and the hours of operation of mining activities less than 300 feet inside the property boundary to between the hours of 6:00 a.m. and 10:00 p.m., 7 days a week. In addition, it proposes to permit transporting operations 24 hours a day, 7 days a week, with the exception of along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road, which shall be limited to the hours of 6:00 a.m. and sunset (of the same day), Monday through Friday. Continued from October 4, 2017, **Planning Commission Action:** Public Comments: Closed
By a vote of 4-0
ADOPTED an Addendum to the Mitigated Negative Declaration for Environmental Assessment No. 42940; and
APPROVED Revision No. 2 to Surface Mining Permit No. 152, subject to conditions of approval.



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December 6, 2017, and February 21, 2018. Project Planner: Dan Walsh at (951) 955-6187 or email at dwalsh@rivco.org.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 1223, CHANGE OF ZONE NO. 7945, and PLOT PLAN NO. 26308 – Intent to Adopt a Negative Declaration – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Location: Northeastly of Grand Avenue, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) – Watercourse, Watershed, and Conversation Areas (W-1) – **REQUEST:** General Plan Amendment No. 1223, proposes to change the Land Use Designation within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR). Change of Zone No. 7945 proposes to change the Zoning Classification from General Commercial (C-1/C-P), and Watercourse, Watershed, and Conversation Areas (W-1), to General Commercial (C-1/C-P). Plot Plan No. 26308 proposes a 9,100 sq. ft. retail store (Dollar General) on 2 acres. No alcohol sales. The retail store will consist of 46 parking spaces (including 2 ADA), signage, and a bio-retention and infiltration basin. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

ADOPTED Planning Commission Resolution No. 2018-003; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Negative Declaration for Environmental Assessment No. 43039; and

TENTATIVELY APPROVE General Plan Amendment No. 1223; and

TENTATIVELY APPROVE Change of Zone No. 7945; and

APPROVE Plot Plan No. 26308, subject to conditions of approval as modified at hearing.

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