



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
APRIL 19, 2017**

**1.0 CONSENT CALENDAR**

- 1.1 SECOND 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 D.U./Ac.) – Community Development: Medium High Density Residential (CD-MHDR)(5-8 D.U./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:** Second Extension of Time Request for Tentative Tract Map No. 32818, extending the expiration date to March 1, 2018. Project Planner: Desiree Bowie at (951) 955-8254 or email at [dbowie@rivco.org](mailto:dbowie@rivco.org). **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32818, extending the expiration date to March 1, 2018.
- 1.2 SECOND 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 D.U./Ac.) Community Development: Medium High Density Residential (CD-MHDR) (5-8 D.U./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:** Second Extension of Time Request for Tentative Tract Map No. 32816, extending the expiration date to April 11, 2018. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org). **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32816, extending the expiration date to April 11, 2018.
- 1.3 PLOT PLAN NO. 25943 – RECEIVE and FILE** – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Roberts Road, northerly of Kross Road, and westerly of Wood Road – 1.57 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** Verizon Wireless co-location installation of 12 eight (8) foot high panel antennas, 12 RRUs, 12 A2 backpacks, two (2) surge protector units, one (1) four (4) foot diameter microwave dish; with two (2) GPS antennas on equipment cabinets, and one (1) DC generator within an existing wireless communication facility. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org). **RECEIVED AND FILED** Plot Plan No. 26076.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**



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**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 CHANGE OF ZONE 7907 and PLOT PLAN NO. 26006 –** **Planning Commission Action:**  
Intent to adopt a Negative Declaration – Applicant: Valerie C. Gersch – Engineer/Representative: Oz Bratene – First Supervisorial District – Elsinore Area Plan – Meadowbrook Zoning Area – Meadowbrook Rural Village Land Use Overlay Area – General Plan: Community Development: Very Low Density Residential (CD-VLDR) – Zoning: Rural Residential (R-R) – Location: Northerly of Eugene Street, southerly of Ethanac Road, and easterly of Highway 74 – 11.61 Acres – **REQUEST:** A Change of Zone (CZ07907) to change the site’s Zoning Classification from Rural Residential (R-R) to General Commercial (C-1/C-P) and a Plot Plan (PP26006) to entitle an existing outside vehicle storage yard and U-Haul Rental Facility. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).  
Public Comments: Closed  
By a vote of 5-0  
Planning Staff Recommend the Following Actions to the Board of Supervisors:  
**ADOPT** a Negative Declaration for Environmental Assessment No. 42891; and,  
**TENTATIVELY APPROVE** Change of Zone No. 7907; and,  
**APPROVE** Plot Plan No. 26006.
- 4.2 TENTATIVE TRACT MAP NO. 33688, REVISED MAP NO. 1 –** **Planning Commission Action:**  
Intent to Adopt a Mitigated Negative Declaration – Applicant: James Rapp/Ron Waleki – Engineer/Representative: David Jeffers Consulting – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) – Rural Community: Estate Density Residential (RC- EDR) (2 Acre Minimum) – Location: Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Drive, and westerly of Lawson Road – 42.9 Gross Acres – Zoning: One-Family Dwellings – 12,000 sq. ft. minimum (R-1-12000) – Residential Agricultural – 2 ½ acre minimum (R-A-2 ½) – **REQUEST:** The Tentative Tract Map No. 33688, Revised Map No. 1, proposes to revise TR33688, a Schedule “A” Subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 sq. ft., previously approved on September 1, 2009, by adding an additional 5.8-acre area to the south, adding five (5) single family residential lots for a total of 54 residential lots, eliminating the western extension of “A” Street to Trilogy Parkway, and providing an access easement to Hunt Road. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).  
Public Comments: Closed  
By a vote of 5-0  
**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 42722; and,  
**APPROVED** Tentative Tract Map No. 33688 Revised No. 1.
- 4.3 TENTATIVE TRACT MAP NO. 36825 –** **Planning Commission Action:**  
Applicant: Forestar Toscana LLC – Engineer/Representative: Adkan Engineers: Richard Reaves and Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Open Space Conservation: Medium Density Residential (OSC-MDR) (2-5 D.U./Ac.) – East Temescal Hillside Policy Area – Serrano Policy Area – Temescal Wash Policy Area – Location: Southerly of Interstate 15, westerly of Mayhem Road, northerly of  
Public Comments: Closed  
By a vote of 5-0  
**CONSIDERED** Addendum No. 3 to Environmental Impact Report No. 439; and,  
**APPROVED** Tentative Tract Map No. 36825



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Temescal Canyon Road, and easterly of Park Canyon Road – 153.11 Gross Acres – Zoning: Specific Plan (S-P No. 327A1 (Terramor/Toscana) – Planning Area No. 6-10, 13, 16, 21, 24-27) – **REQUEST:** Proposed Schedule “A” Subdivision of 153.25 acres into 38 lots. The lots include, eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/fuel management/water quality basin lots, and approximately 9.4 acres of private roads. This proposal is part of Phase 2 of the former Toscana Specific Plan now known as Terramor. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@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