



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 6, 2017**

1.0 CONSENT CALENDAR

- 1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33427** – Applicant: Trip Hord Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Northerly of Nuevo Road, southerly of Orange Avenue, easterly of Foothill Avenue, and westerly of Antelope Road – 93.66 Gross Acres – Zoning: Specific Plan No. 246A1 (McCanna Hills) – Approved Project Description: Schedule “A” Subdivision of 93.66 gross acres into 291 single family residential lots, two (2) water quality basins, and 21 open space landscaping lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33427, extending the expiration date to October 26, 2020. 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. 33427, extending the expiration date to October 26, 2020.
- 1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31687** – Applicant: Watermarke Homes, LLC – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Mapes Road, westerly of Palomar Drive, and easterly of Trade Winds Drive – 40.17 Gross Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “B” Subdivision of 40.17 acres into 65 single family residential lots with a minimum lot size of 1/2 acre and two (2) open space lots for drainage and flood control purposes, including a 1.25 gross acre detention basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31687, extending the expiration date to May 25, 2018. 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. 31687, extending the expiration date to May 25, 2018.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32539** – Applicant: Winston Liu – First Supervisorial District – Alberhill Zoning Area and Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Location: Southerly of Grand Avenue and easterly of Plumas Street – 19.1 Gross Acres – Zoning: One-Family Dwellings – 13,000 sq. ft. minimum (R-1-13,000) – Approved Project Description: Schedule “A” Subdivision of 19.1 gross acres into 29 single-family residential lots with a minimum lot size of 13,000 sq. ft. (net) and two (2) open space lots (2.01 net acres), which are being used as Debris and Detention Basins – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32539, extending the expiration date to October 2, 2020. 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. 32539, extending the expiration date to October 2, 2020.
- 1.4 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32984** – Applicant: SAM Horsethief, LLC – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Broken Bit Circle, southerly of De Palma Road, and westerly of Horsethief Canyon Road – 31 Gross Acres – Zoning: Specific Plan (SP152 Amendment No. 3, Planning Area No’s. 22, 23, 24, and 25) – Approved Project Description: Schedule “A” Subdivision of 31 gross acres into 85 single family residential lots with a minimum lot size of **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32984, extending the expiration date to November 8, 2020.



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5,000 sq. ft., a 1.2 acre recreation area, a 6.21 acre conservation area, and five (5) open space lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32984, extending the expiration date to November 8, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.5 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31374 – Applicant: Neil Gascon – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Southerly of Grand Avenue, easterly of Blanche Drive, and northerly of Union Avenue – 5.62 Gross Acres – Zoning: Single Family Residential (R-1) – Approved Project Description: Schedule “A” Subdivision of 5.62 gross acres into 24 single family residential lots with a minimum lot size of 7,200 sq. ft. and one (1) lot to be used as a detention basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31374, extending the expiration date to November 8, 2020. 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. 31374, extending the expiration date to November 8, 2020.

1.6 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32282 – Applicant: Grant Becklund – 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 Olive Avenue, easterly of Leon Street, westerly of Winchester Road, and southerly of Simpson Road – 19.54 Gross Acres – Zoning: One Family Dwelling (R-1) – Approved Project Description: Schedule “A” Subdivision of 19.54 acres into 62 single family residential lots with a minimum lot size of 7,200 sq. ft. and one (1) lot for a detention basin – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32282, extending the expiration date to September 12, 2020. 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. 32282, extending the expiration date to September 12, 2020.

1.7 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808 – Applicant: Rancon Group/Will Stout – 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 Eucalyptus Road, southerly of Olive Avenue, easterly of Leon Road, and westerly of Beeler Road – 128 Gross Acres – Zoning: Winchester Hills Specific Plan No. 293 (SP 293) – Approved Project Description: Schedule “A” Subdivision of 128 gross acres into 346 single family residential lots, eight (8) open space lots and one (1) park for Planning Areas 28A and 28B of Specific Plan No. 293 – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30808, extending the expiration date to September 22, 2020. 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. 30808, extending the expiration date to September 22, 2020.

1.8 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30837 – Applicant: Jason Keller – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Washington Street and northerly of Yates Road – 98.13 Gross Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 98.13 acres into a three-phase development consisting of 320 residential lots, and a 6.3 acre park lot – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30837, extending the expiration date to October 19, 2020. 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. 30837, extending the expiration date to October 19, 2020.



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- 1.9 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33356** – Applicant: Sand Creek Development, LP – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road, southerly of Pauba Road, and westerly of Anza Road – 42.4 Gross Acres – Zoning: Residential Developments (R-5) – Residential Agricultural – ½ Acre Minimum (R-A-½), Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule “B” Subdivision of 42.4 gross acres into 16 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33356, extending the expiration date to July 12, 2019. 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. 33356, extending the expiration date to July 12, 2019.
- 1.10 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35924** – Applicant: Louidar, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG-AG) (10 Acre Minimum) – Location: Northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road – 178.8 Gross Acres – Zoning: Citrus/Vineyard – 1 Acre Minimum, Citrus/Vineyard – 2 Acre Minimum and Citrus/Vineyard – 10 Acre Minimum – Approved Project Description: Schedule “B” Subdivision of 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 35924, extending the expiration date to November 9, 2020. 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. 35924, extending the expiration date to November 9, 2020.
- 1.11 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31857** – Applicant: City Development, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Southerly of Grand Avenue, northerly of Simpson Road, and westerly of Beeler Road – 44 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 44 acres into 140 single family residential lots with a minimum lot size of 7,200 sq. ft., one (1) drainage lot, one (1) open space lot for a paseo, and a 3.55 acre portion of 5.57 acre joint park with Tentative Tract Map No. 31858. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31857, extending the expiration date to August 29, 2020. 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. 31857, extending the expiration date to August 29, 2020.
- 1.12 ADOPTION OF THE 2018 PLANNING COMMISSION CALENDAR** **ADOPTED** the 2018 Planning Commission Calendar.
- 1.13 ELECTION OF THE 2018 PLANNING COMMISSION CHAIRMAN** **COMMISSIONER RUTHANNE TAYLOR-BERGER** is the 2018 Planning Commission Chairperson.
- 1.14 ELECTION OF THE 2018 PLANNING COMMISSION VICE-CHAIRMAN** **COMMISSIONER GUILLERMO SANCHEZ** is the 2018 Planning Commission Vice-Chairperson.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**
NONE



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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. Project Planner: Dan Walsh at (951) 955-6187 or email at dwalsh@rivco.org.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 4-0
- CONTINUED** to February 21, 2018.

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 CHANGE OF ZONE NO. 7947, SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 1, TENTATIVE TRACT MAP NO. 37119 – Intent to Consider an Addendum to an Environmental Impact Report (EIR)** – EA42908 – Applicant: SR Conestoga, LLC – Engineer: Albert A. Webb and Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester 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) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, and northerly of Newport Road – Zoning: Specific Plan (SP 288) – **REQUEST:** The **CHANGE OF ZONE** proposes to modify the Specific Plan zoning ordinance to modify the development standards for Planning Area 16. The **SPECIFIC PLAN SUBSTANTIAL CONFORMANCE** proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan. The **TENTATIVE TRACT MAP** proposes a Schedule “A” Subdivision of 161.67 acres into 373 single-family residential lots, three (3) open space lots, two (2) parks, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development. The subdivision is proposed to be divided into five (5) phases. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 4-0
- CONTINUED** off-Calendar.

5.0 WORKSHOP

NONE

6.0 PRESENTATIONS:

- 6.1 PRESENTATION ON NEW HOUSING LEGISLATION**

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 DIRECTOR’S REPORT

9.0 COMMISSIONER’S COMMENTS