



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MARCH 6, 2019**

1.0 CONSENT CALENDAR

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36730** – Applicant: Christopher Development Group – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) – El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – Approved Project Description: Schedule “A” subdivision of 103.62 acres into 272 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., three (3) water quality detention basins, one (1) park site, one (1) sewage lift station, and 17 open space lots – APNs: 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36730, extending the expiration date to May 24, 2022. 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. 36730, extending the expiration date to May 24, 2022.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE**

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 GENERAL PLAN AMENDMENT NO. 1215, CHANGE OF ZONE NO. 7928, and TENTATIVE TRACT MAP NO. 37027 – Intent to Adopt a Mitigated Negative Declaration** – EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) – Location: Northerly of Lake Elsinore, southerly of Santiago Canyon Road, westerly of Interstate 15, and westerly of Mayhew Canyon – 8.1 gross acres – **REQUEST:** A General Plan Amendment to change the General Plan Land Use designation from Community Development: Very Low Density Residential (CD-VLDR) to Medium Density Residential (CD-MDR). A Change of Zone from Rural Residential (R-R) to General Residential (R-3). A Tentative Tract Map for a Schedule “A” subdivision of 8.1 gross acres into 16 single family residential lots, one (1) passive park, open space area, and one (1) water quality basin. Continued from February 20, 2019. Project Planner: Brett Dawson at (951) 955-9072 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Open
By a vote of 3-0

ADOPTED Planning Commission Resolution No. 2018-009; and

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

ADOPT a Mitigated Negative Declaration for Environmental assessment No. 42987; and

TENTATIVELY Approve General Plan Amendment No. 1215; and

TENTATIVELY Approve Change of Zone No. 7928; and

APPROVE Tentative Tract Map No. 37027, subject to the conditions of approval as modified at hearing.

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 CONDITIONAL USE PERMIT NO. 3781 – Exempt for the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities) – EA43066 – Applicant: Laurie Barnes – Engineer: Lawrence McDermott RCE/PLS – Owner: Rainbow Enterprises, Inc. – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Highway 74, westerly of Cordoba Drive, and easterly of California Avenue – 5.27 Gross Acres – Zoning: Mobile-home Subdivisions and Mobile-home Parks (R-T) – **REQUEST:** Conditional Use Permit No. 3781 to re-establish a trailer and boat storage area for recreational vehicles on an approximate 5.27 acre parcel (“Project”).

Planning Commission Action:

Public Comments: Closed
By a vote of 3-0

FOUND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVED Conditional Use Permit No. 3781, subject to the conditions of approval.



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The Project also includes 250 recreational vehicle trailer storage spaces. The Project site would be paved with a decomposed granite material. No further improvements or construction is proposed for the parcel. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@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