



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

LAND DEVELOPMENT COMMITTEE MEETING & INTERNAL REVIEW AGENDA

4080 Lemon Street, 12th Floor Conference Room A
Riverside, CA 92502-1409
(951) 955-3200

June 29, 2017 8:30 AM

Applicants/Representatives: Please be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date. LDC Members: Please have your department's or agency's requests for additional information or corrections and/or recommended conditions in the County's Land Management System (LMS) one week prior to the LDC date.

Items on the Meeting agenda will be discussed between the applicant and/or any representatives and the LDC members. The intent of the meeting is to discuss the project with the LDC members, hear their concerns and outstanding issues, if any; and to ask questions. Items on the Comment agenda, generally speaking, are amended projects that have previously been on a Meeting agenda, or are minor permit applications. Items that are on the Comment agenda are there for the purpose of providing a deadline in which the LDC members are to complete their review of the latest map or exhibit(s), identify any outstanding issues, and/or complete their signoffs and, if applicable, recommended conditions of approval. No meeting will occur on any items on the Comment agenda.

An action will be taken on each agenda item to either "Clear" or "Continue" each project. A project will be continued if there are issues of concern and/or maps/exhibits are missing important information or are otherwise unacceptable. A project can be cleared if there are no significant issues of concern and all maps/exhibits are complete and satisfactory. If a project reaches a point where the applicant cannot or will not make the necessary changes to the project in order to bring the project into conformance with the General Plan, make it consistent with the subject property's zoning, and/or protect the public's health, safety and welfare, the project will be removed from the LDC process and scheduled for a public hearing before the appropriate decision making body with a recommendation of Denial. If an applicant chooses to withdraw project while in the development review process, a written request shall be submitted to the project planner.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Felicia Sierra at (951) 955-8632 or e-mail at fsierra@rivco.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request. Requests should be made at least 48 hours prior to the scheduled meeting. All LDC agendas are available at the Planning Department's website:

<http://planning.rivco.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

LDC Meeting Agenda

1. 8:30 am

D. Bradford

CANCELLED

~~PLOT PLAN NO. PP26057 Applicant: Tam Truong Engineer/Representative: BDP Engineering, Inc., Bao Pham, P.E. Second Supervisorial District Temescal Canyon Area Plan El Cerrito Zoning District General Plan: Community Development: Commercial Retail (CD: CR) Zoning: General Commercial (C-1 / C-P Zone) Location: Northerly of Temescal Canyon Road and southeasterly of Minnesota Road 0.48 Acres REQUEST: The Plot Plan proposes the construction of a 5,460 sq. ft. single story commercial retail building for a nail salon and retail uses. APN: 277-122-013 Related case: N/A. Project Planner: Deborah Bradford at 951-955-6646 or email at dbradfor@rivco.org~~

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LDC Internal Review Agenda

1. **T. Wheeler** **PRE-APPLICATION REVIEW NO. 1534** - Applicant: Falin Shieh – Exhibit prepared by: Falin Shieh - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (10 Acre Minimum) (AG) – Location: North of Glenoaks Road; South of Buck Road and Otis Street; East of Rancho California Road; and West of Camino Del Vino – 10.20 Net Acres - Zoning: Citrus/Vineyard (10 Acre Minimum) (C/V-10) - **REQUEST:** A pre-application review of the subject property to establish a Class II Winery consisting of a winery tasting building and a wine production building. Also a residential dwelling (caretakers dwelling) will be established on site. Currently the subject property is vacant. – APN: 942-030-010 – Related Case: AGN00061. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rivco.org
BBID: 463-285-380, UACT: PAR01534

2. **D. Harris** **PRE-APPLICATION REVIEW NO. 01535** – EXEMPT - Applicant: Mark Weaver – Engineer Representative: Paul T Welsh, L.S. P.E. – Fifth Supervisorial District – Cherry Valley Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CD: CR)(0.25-0.35 FAR) – Location: Northerly of Cherry Valley Boulevard, Easterly of Nancy Ave, westerly of Beaumont Avenue and southerly of Vineland Street – 6.79 Gross Acres – Zoning: General Commercial (C-1/C-P) - **REQUEST:** A pre-application review of the subject property to establish a RV storage yard on 6.79 acres. - APN: 403-220-009 and 403-220-014. Related Cases: N/A. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rivco.org
BBID: 704-262-730, UACT: PAR01535

3. **D. Harris** **Plot Plan No. 26241, AMENDED NO. 1** –EA43014- Applicant: Placentia and Harvill, LLC c/c Teresa Harvey – Engineer/ Representative: CWE Corporation- Owner: Southwest Premier, LLC – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 FAR) – Location: Northerly of Water Street, Easterly of I215 and West Frontage Road, Westerly of Harvill Avenue and Southerly of Placentia Avenue – 17.7 Acres – Zoning: Manufacturing- Heavy (M-H) - **REQUEST:** The plot plan proposes a trucking support facility, which will include a 14,000 square foot shop maintenance building and 9,600 square foot fuel island. - APNs: 305-060-029, 317-260-027, 317-260-029, 317-260-030, 317-260-031 and 317-260-032 - Related Cases: PP26220. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rivco.org.
BBID: 876-981-710, UPROJ: PP26241