



## PLANNING COMMISSION HEARING REPORT OF ACTIONS SEPTEMBER 2, 2020

### 1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36467** – Applicant: San Pedro Farms – Rancon, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Du/Ac) – High Density Residential (HDR) (8-14 Du/Ac) – Commercial, Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan – Location: Easterly of Leon Road, northerly of Holland Road, and westerly of Eucalyptus Road – Zoning: Specific Plan (SP) – Approved Project Description: A Schedule “A” subdivision of 158.87 acres into 422 lots, 382 residential lots, one (1) school site, one (1) commercial lot, one (1) RV/boat storage lot, one (1) HOA recreation area, three (3) park lots, one (1) open space (21.02 acres), 12 basin/swale lots and 20 private open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36467, extending the expiration date to November 15, 2022. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org). **APPROVED** First Extension of Time Request for Tentative Tract Map No. 36467, extending the expiration date to November 15, 2022.
- 1.2 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 36517** – Applicant: Beresford Properties, LLC – Engineer/Representative: Kenneth Kai Chang – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) (10 Acre Min.) – Location: Northerly of De Luz Road, southerly of Rancho California Road, easterly of Via Bolero Road, and westerly of Calle Corveta – 63.19 acres – Zoning: Residential Agricultural – 5 Acres Minimum (R-A-5) – Approved Project Description: A Schedule "D" subdivision of 70.5 acres into 14 residential lots with a minimum lot size of 5 acres – **REQUEST:** First Extension of Time for Tentative Tract Map No. 36517, extending the expiration date to July 25, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org). **APPROVED** First Extension of Time for Tentative Tract Map No. 36517, extending the expiration date to July 25, 2023.
- 1.3 **ADOPTION OF THE REVISED 2020 PLANNING COMMISSION CALENDAR** – Changing the meeting location and start time for the September 23, 2020 from the desert area to be heard at 9:30 a.m. to Riverside at 9:00 a.m. to be heard on the First Floor Board Chambers in the County Administration Center. **APPROVED** the revised 2020 Planning Commission Calendar.
- 1.4 **PLOT PLAN WIRLESS NO. 180003 and VARIANCE NO. 190007 – RECIEVE AND FILE** – Intent to adopt a Negative Declaration (CEQ180029) – Applicant: Smartlink c/o Alisha Strasheim on behalf of AT&T – Engineer/Representative: Smartlink c/o Alisha Strasheim – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Density Residential (CD: MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan No. 176 “Wildrose” (SP176) – **REQUEST:** Plot Plan No. 180003 is a proposal to construct a 100 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) two foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sqft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator; surrounded by a six foot high chain link fence with slats and landscaping. Variance No. 190007 is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. The variance application requests to exceed the fifty (50’) foot height requirement to allow for the proposed one hundred (100’) foot disguised communications tower. APN: 282-210-049 and 050. Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rivco.org](mailto:twheeler@rivco.org). **RECEIVED and FILED.**



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**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**  
**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**  
**NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 TENTATIVE TRACT MAP NO. 36288 MINOR CHANGE NO. 1 – No New Environmental Document Required – EA41176 –** Applicant/Owner: Meadow Vista Holdings, LLC – Engineer Representative: Pangaea Land Consultants, Inc. – Third Supervisorial District – Highway 79 Policy Area – Harvest Valley/Winchester Area Plan – Land Use Designation: Public Facilities (PF) – Location: Northerly of Domenigoni Parkway, easterly of La Ventana Road, westerly of Leon Road, southerly of Winchester Hills Drive – Zoning: Winchester Hills Specific Plan (SP293, Area 19) – **REQUEST:** A modification to approved Tentative Tract Map No. 36288 to modify internal streets within the subdivision from private to public streets. As a result of this modification the right of way width will increase from 50 feet to 56 feet to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and two (2) lots for water quality basins, and the minimum lot size will continue to be met. The map remains as a Schedule “A” subdivision and is comprised of 10 gross acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0  
**FOUND** that No New Environmental Document is Required; and,  
**APPROVED** Tentative Tract Map No. 36288 Minor Change No. 1; and, subject to the conditions of approval.
- 4.2 CONDITIONAL USE PERMIT NO. 200008 – No New Environmental Document Required – CEQ200030 –** Applicant: Tom Gregg (Platinum Collision Center) – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Benton Road, southerly of Thompson Road, easterly of Winchester Road, and westerly of Leon Road – 14.06 gross acres – Zoning: Specific Plan No. 106 (Dutch Village) – **REQUEST:** The proposal is a request to allow for the operation of a 22,365 sq. ft. collision center facility on Parcels 11 and 15 of the French Valley Common Shopping Center (PPT180016 & PM37399). The 22,365 sq. ft. facility includes approximately 2,780 sq. ft. of office space and approximately 19,585 sq. ft. of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer’s vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening, and accessible with rolling gates. In addition a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. This enclosure will be approximately 10 feet in height and will be constructed of fully grouted CMU wall and painted to match the building. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0  
**FOUND** that No New Environmental Document is Required; and,  
**APPROVED** Conditional Use Permit No. 200008, subject to the conditions of approval.



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- 4.3 PLOT PLAN NO. 190008 – Intent to Certify an Environmental Impact Report** – CEQ190017 – Applicant: Barker Logistics, LLC – Engineer/Representative: SDH Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Placentia Street, easterly of Patterson Avenue, westerly of Harvill Avenue, and southerly of Walnut Street – 29.71 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Industrial Park (I-P) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a total of 683,000 sq. ft. warehouse/distribution/manufacturing development on 30.19-acres. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0
- ADOPTED** Planning Commission Resolution No. 2020-011 Certifying the Environmental Impact Report (EIR); and,  
**APPROVED** Plot Plan No. 190008, subject to the conditions of approval.
- 4.4 CHANGE OF ZONE NO. 200006 and PLOT PLAN NO. 200002 – Intent to Adopt a Mitigated Negative Declaration** – CEQ200006 – Applicant: Placentia Logistics, LLC – Engineer/Representative: SDH Engineering – First Supervisorial District – North Perris Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Placentia Avenue, westerly of Harvill Avenue, southerly of Rider Street, and easterly of Patterson Avenue – 11.8 gross acres – Existing Zoning: Light-Agriculture One Acre Min. (A-1-1) – Rural Residential – One Acre Min (R-R-1) – Manufacturing Service Commercial (M-SC) – Proposed Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST: Change of Zone No. 200006** is a proposal to change the zoning to four (4) existing parcels located within the project site, comprising 3.9 acres, from Rural Residential, One Acre Minimum (R-R-1) and Light Agriculture, One Acre Minimum (A-1-1) to Manufacturing-Service Commercial (M-SC). **Plot Plan No. 200002** is a proposal to construct a 255,685 sq. ft., concrete tilt up building with a maximum height of 48’3” for a tilt-up warehousing facility on 11.28 acres. Approximately 10,000 sq. ft. of office space is proposed at ground level and on a mezzanine in the southerly corner of the building. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0
- The Planning Commission Recommends that the Board of Supervisors take the following actions:  
**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ200006; and,  
**TENTATIVELY** Approve Change of Zone No. 200006; and,  
**APPROVED** Plot Plan No. 200002, subject to the conditions of approval.
- 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**