



DIRECTOR'S HEARING REPORT OF ACTIONS JULY 7, 2014

1.0 CONSENT CALENDAR

- 1.1 **THIRD EXTENSION OF TIME for PLOT PLAN NO. 23332 (FTA 2008-07)** – Applicant: MIG/Hogle-Ireland, Inc. – First/First Supervisorial District – Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue, and westerly of Harvill Avenue – 104.45 Gross Acres – **APPROVED PROJECT DESCRIPTION:** To construct and operate a light industrial and warehouse distribution center in two options. **OPTION A** is to construct eight (8) buildings totaling 2,124,774 square feet of building space. The buildings would range from approximately 27,260 to 499,913 square feet of floor space. Option A would also include 1,197 automobile parking spaces, 46 of which are handicap spaces, 389 truck trailer parking spaces, 351 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option A"). **OPTION B** is to construct six (6) buildings totaling 2,124,774 square feet of building space. The buildings would range in size from approximately 27,260 to 1,296,732 square feet of floor space. Option B would also include 923 automobile parking spaces, 44 of which are handicap spaces, 672 truck trailer parking spaces, 320 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option B"). If applicant does not submit a Request, as defined in 10.BS GRADE.21, to the Economic Development Agency for the County of Riverside ("EDA") or if EDA denies the Request, the construction and operation of the light industrial and warehouse distribution center shall be in accordance with Option A. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. If the applicant submits a Request to EDA and EDA grants the applicant's Request, the construction of the light industrial and warehouse distribution center shall be in accordance with Option B. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. – **REQUEST: THIRD**
- Planning Director's Action:
APPROVED EXTENSION

EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23332, extending the expiration date to February 8, 2015. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

2.0 HEARINGS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 **TENTATIVE PARCEL MAP NO. 34253** – Adopt Mitigated Negative Declaration – Applicant: Lorraine & Gerald Kaiser – Engineer/Representative: Markham Development Management Group, Inc. – Third/Third Supervisorial District – Rancho California Zoning Area – Riverside Extended Mountain Area Plan – Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Mark Trail, southerly of Sycamore Springs Road, easterly of Lynch Lane, and westerly of Sage Road – 20.01 Gross Acres – **REQUEST:** Schedule ‘H’ proposal to subdivide 20.01 gross acres into 4 parcels with 5-acre minimum. Project Planner: Lisa Edwards at (951) 955-1888 or email ledwards@rctlma.org. (Quasi-judicial)

Staff report recommended:
ADOPT A MITIGATED NEGATIVE DECLARATION; APPROVE TENTATIVE PARCEL MAP

Staff recommended at hearing:
ADOPT A MITIGATED NEGATIVE DECLARATION; TENTATIVELY APPROVE THE PARCEL MAP WITH MODIFICATIONS TO THE CONDITIONS OF APPROVAL AND THE ENVIRONMENTAL ASSESSMENT

Planning Director’s Action:
ADOPTED THE MITIGATED NEGATIVE DECLARATION; TENTATIVELY APPROVED THE PARCEL MAP WITH MODIFICATIONS TO THE CONDITIONS OF APPROVAL AND ENVIRONMENTAL ASSESSMENT

- 2.2 **PLOT PLAN NO. 25554** - CEQA Exempt – Applicant/Owner: Kimberly Roberson – First/First Supervisorial District – Location: Northerly of Ray Avenue, southerly of Ontario Avenue, easterly of Parsons Road, and westerly of Cole Avenue - **REQUEST:** The Plot Plan is a proposal to permit two (2) existing detached unpermitted 622 sq. ft. horse stable and an existing unpermitted 469 sq. ft. metal garage associated with the existing 1,664 sq. ft. residence with attached garage on 0.83 acre. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff report recommended:
APPROVAL

Staff recommended at hearing:
APPROVAL

Planning Director’s Action:
APPROVED

- 2.3 **PLOT PLAN NO. 25581** - CEQA Exempt – Applicant: Jack Roy - Owner: Paul Klawfta – First/Fifth Supervisorial District – Location: Northerly of Gaffey Drive, southerly of Don Juan Street, and easterly of 11th Street - **REQUEST:** The plot plan is a proposal to construct an 884 sq. ft. detached garage associated with the 1,740 sq. ft. residence on 0.49 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff report recommended:
APPROVAL

Staff recommended at hearing:
CONTINUE TO JULY 21, 2014

Planning Director’s Action:
CONTINUED TO JULY 21, 2014

3.0 SCOPING SESSION

- 3.1 CHANGE OF ZONE NO. 7544, TENTATIVE TRACT MAP NO. 36030 and ENVIRONMENTAL IMPACT REPORT NO. 500** **COLLECTED COMMENTS FROM THE PUBLIC FOR THE ENVIRONMENTAL IMPACT REPORT**
- Applicant: Lansing Industries, Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Fifth/Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage Road and easterly of Menifee Road – 242 Gross Acres – Zoning: Rural Agricultural (R-A), Rural Agricultural - 1 Acre Minimum (R-A-1) and Rural Agricultural - 10 Acre Minimum (R-A-10) – **REQUEST:** Change of Zone No. 7544 is requesting to change 53 acres of Residential Agricultural (R-A) to One-Family Dwellings (R-1), 90.6 acres of Residential Agricultural - 1 Acre Minimum (R-A-1) to One-Family Dwellings (R-1), 0.4 Acres of Residential Agricultural - 10 Acre Minimum (R-A-10) to One-Family Dwellings (R-1), 4.5 acres of Residential Agricultural - 1 Acre Minimum (R-A-1) to Open Area Combining Zone Residential Developments (R-5), and 71.5 acres of Residential Agricultural - 10 Acre Minimum (R-A-10) to Open Area Combining Zone Residential Developments. Tentative Tract Map No. 36030 is requesting a Schedule A subdivision of 242 gross acres into 314 residential lots, 1 water tank, 3 pocket parks, 26 landscape lots, a 5.5 acre park/detention basin, 2 detention basins, and 6 open space lots for a total of 353 lots. Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)
- 3.2 CHANGE OF ZONE NO. 7782, PLOT PLAN NO. 24483, ENVIRONMENTAL IMPACT REPORT NO. 541** **COLLECTED COMMENTS FROM THE PUBLIC FOR THE ENVIRONMENTAL IMPACT REPORT**
- Applicant: Clark Van Wick – Third/Third Supervisorial District - Location: Northerly of Rancho California Road, southerly of Vino Way, easterly of Calle Contento, and westerly of Anza Road - **REQUEST:** The proposed project consists of a plot plan and a

change of zone. The plot plan consists of the construction of a 2,480 sq. ft. special occasions facility and restroom building, a 68,389 sq. ft. open air wedding ceremony assembly area, a 768 sq. ft. residence, a 31,496 sq. ft. church building comprised of classrooms, offices, assembly areas, and porches, and a 49,379 sq. ft. church building for the sanctuary, offices, restrooms, and porches. The Change of Zone proposes to amend Riverside County Ordinance No. 348, Section 14.73.B, to include "religious institutions" as a conditionally permitted use in the Citrus/Vineyard Zone (C/V Zone), and amend Section 14.74 of Ordinance No. 348 to include development standards for religious institutions in the C/V Zone. Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

4.0 PUBLIC COMMENTS:**NONE**